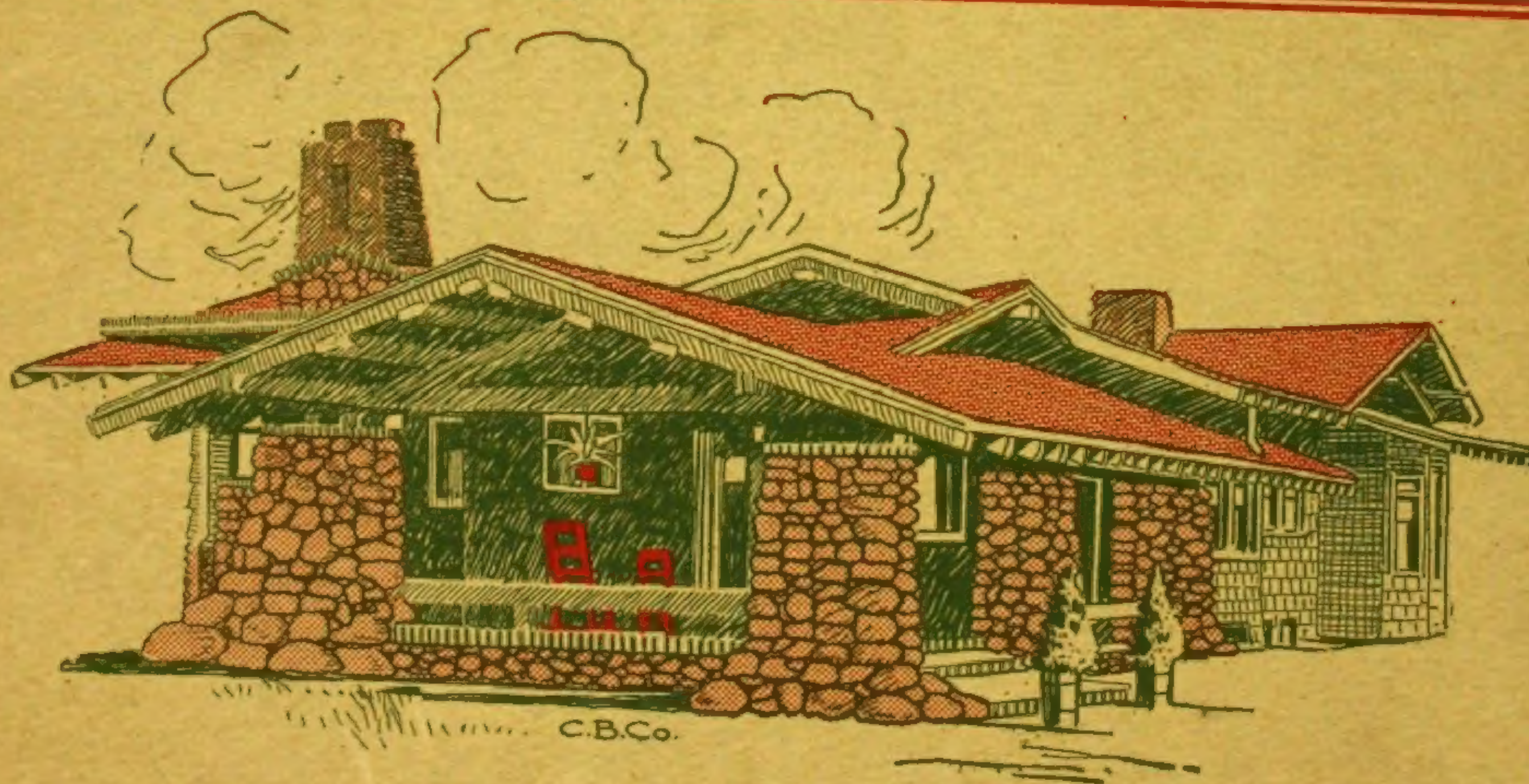
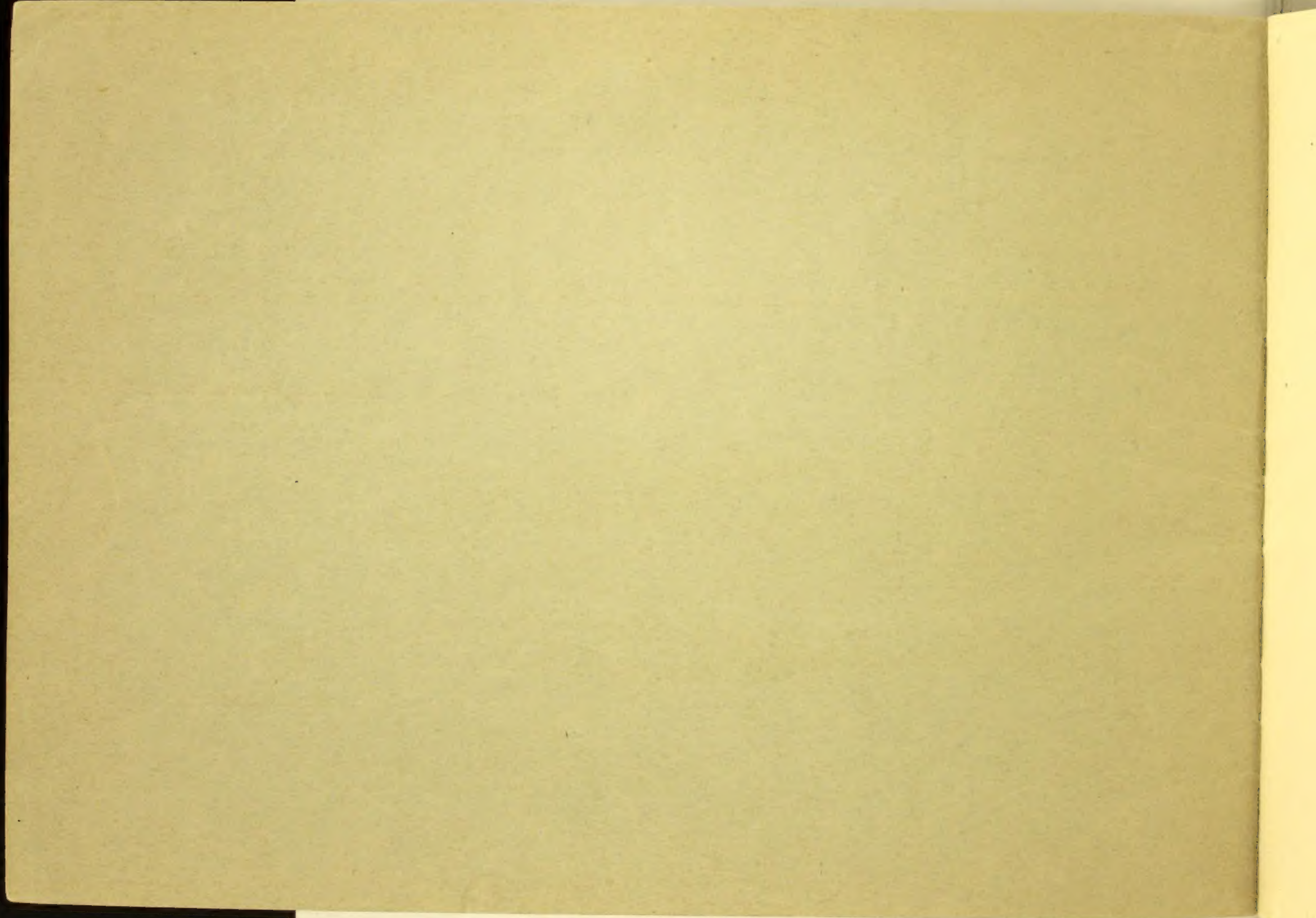


Ready Cut Homes



Manufactured
by
**THE TUMWATER
LUMBER MILLS
COMPANY**
TUMWATER, WASH.



The Tumwater Lumber Mills Company

Tumwater, Washington

Manufacturers of

Ready Cut Homes

Catalogue Number Three

1922

INTRODUCTORY



OUR aim in presenting this little book to the public is to illustrate by a few pictures and miniature plans a better and more economical way of home construction than was possible before the perfection of Ready-Cut and factory built system. While the designs shown on the following pages are only a few selected at random from the many plans that we have, they will convey an idea of the beauty and economy which is typical in all our houses.

Our business is selling houses direct to the home builder and situated as we are, in the very heart of the lumber producing Great Northwest with our own forests, mills and factory, for Ready-Cutting, we are enabled to so prepare the lumber as to make the erection simple, economical and of the best selected material that our forest may produce.

Our saw mill produces several million feet of lumber each year for all kinds of construction and it is owing to the large output in all grades of lumber that we are able to select the best material for our Ready-Cut House factory and thus give our customers an absolute guaranteed product, eliminating freight and rehandling from mills to factories and factory to consumer, which is the usual method of factories not located in a lumber producing territory as we are.

Do not confuse our houses with the portable variety. The homes described in this catalogue as well as all that we manufacture are as strong, durable and warm, as correct design and the best of material will produce.

1518 148620

OUR GUARANTEE

- We Guarantee** that the material is in every respect as presented in this catalogue. If through misunderstanding or possible error, part or all of the material is not as represented, we will cheerfully replace those items or refund your money.
- We Guarantee** to furnish with each and every home ordered, as shown in this book, and at the price quoted, sufficient quantity of material to complete the house as per our plans and specifications.
- We Guarantee** to replace any material damaged in transit or lost.
- We Guarantee** to furnish complete detail drawings for the erection of the house and an itemized bill of material, also complete instruction for erection.
- We Guarantee** prompt shipment at all times.
- We Guarantee** shipping weights to all points.

Tumwater Lumber Mills Company

ARTHUR N. ANDERSON, Pres.

Reference: Olympia National Bank, Olympia, Washington.

TERMS OF PAYMENT

If the full amount is paid in cash with the order we allow 2 per cent discount.

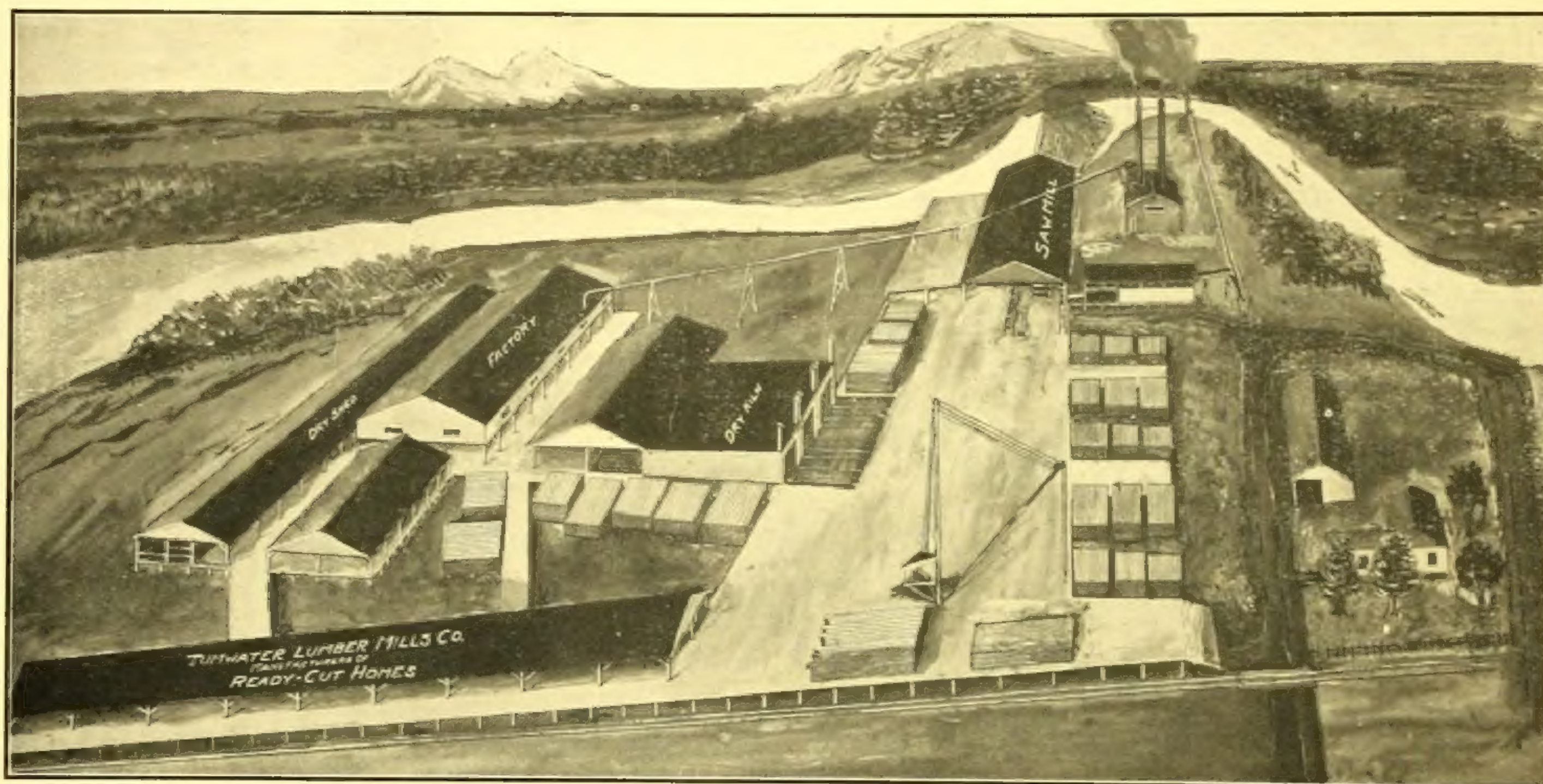
If you desire to check the material before making final payment we have a five-day approval plan as follows: You send us \$100.00 with the order as evidence of sincerity and good faith and deposit the balance of the purchase price with your local bank, in escrow, mailing us your Bank Guarantee signed by your banker. This deposit will be held by your bank until five days after you receive the shipment which gives you ample time to check the shipment with the bill of material and satisfy yourself as to quality. You must notify the bank before the five days are up, should you find any discrepancy. If there is no objection to the shipment the bank is authorized to forward us the balance of the purchase price on the fifth day, after receipt of shipment at your station.

No discount is allowed on this second plan of payment.

You are fully protected by our guarantee regardless of which plan you prefer.

Please note the order blank in the rear of this book with escrow agreement attached.

1913 198620



Our Saw Mill and Factory

OUR IMPROVED METHOD

Years ago logs were sawn by hand into house lumber, soon the saw mill came and took the place of this crude and time-wasting method and as the saw mill with its power driven machinery has made the old hand sawing method obsolete, so does our factory with all the power-driven machinery employed, make the house construction simple, accurate and saves enormous costs in labor and waste of material, thus eliminating the present wasteful method of hand cutting.

READY CUT HOUSES

Are made by fast, accurate, machine labor.

All work systemized.

Everything cut to fit.

Architect's time and knowledge furnished you free—insuring you an accurately planned home complying with city and rural requirements.

Quicker and sure deliveries.

Complete work plan with each order.

Actual pictures showing how your house will look when completed.

Our finish lumber made by union labor.

You save the cost of freight on reshipment and rehandling.

You save the freight on 20 per cent of waste material.

You save wholesalers' and retailers' profits.

You save 50 per cent of labor on erection.

You get a finished, guaranteed product.

Our prices are F. O. B. our factory. We furnish estimate of freight with a guaranteed maximum to your destination.

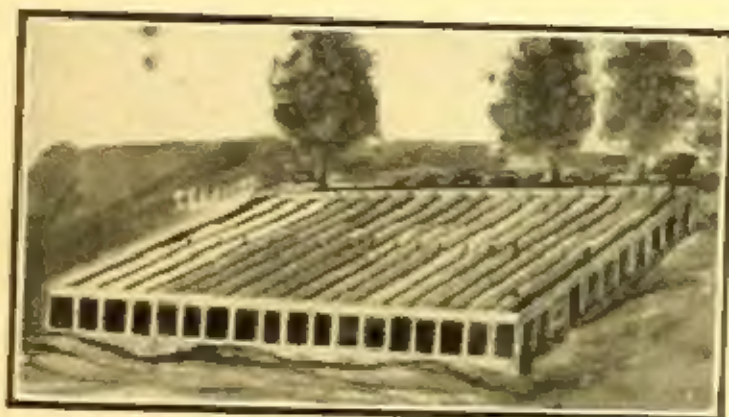
We give you estimate of cost on all items we do not furnish and include, free of charge.

Ready-Cut-System years ahead of old method.

All the material selected, no short lengths.

You have the advantage of receiving all the material for your house in a lot shipment, from one source.

SAVING IN LABOR

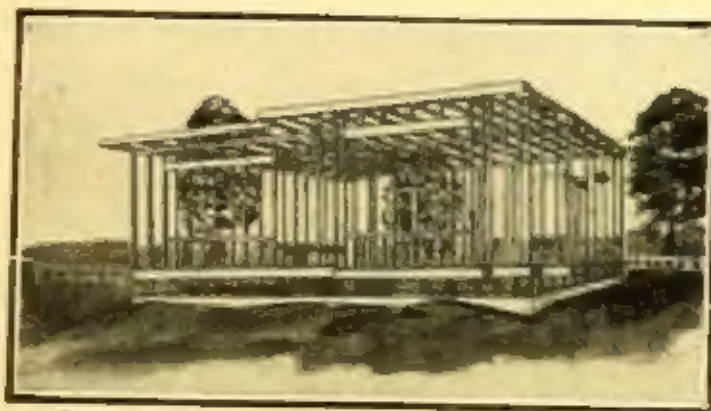


One Day of Erection

The average carpenter can saw by hand just so many feet a day. Nearly all of the pieces that go into a house have first to be measured for lengths then marked off with a square and finally cut by means of slow hand labor before it is ready to be nailed on. When you consider all the preliminary work in getting the pieces marked, etc., and the time spent with selecting the proper pieces, also the actual cutting time, and compare it with the time required for just nailing, you will fully agree with us that more than 50% is saved in labor of erection by our method. You may argue that with ready-cut houses time is lost in finding and sorting the right piece for its proper place. Granting you that, we wish to point out that you have the same condition to contend with under the old method of construction, only to a greater degree, as the lumber piled in your yard has to be rehandled many times before the proper pieces are selected for cutting and we eliminate this by shipping our houses ready-cut, bundled and marked in sections in detail as shown on page 7, paragraph 2, of this catalogue.

Under our method the work is systemized in such a way that each man is doing just a certain kind of work on the house, thus becoming more and more efficient. Instead of hand labor, fast, accurate machines do the work for him much faster than by hand. He does not have to mark each piece, as he is furnished with a list giving sizes and by setting a gauge on the machine, which only takes a few seconds, he is ready to cut, if necessary, a thousand pieces with the same setting. If you refer to our method of marking the pieces, as shown on the following page, you will find that no time is lost in locating the piece you want.

Considerable time is also lost by the carpenter in planning just how to do this and that, as each house he erects, under the old method, has a new problem to solve in the system of erection. This time waste we eliminate by our method. Quantity production with division of labor saves production cost and you derive the benefit. We invite comparisons.



Two Days Later

SAVING IN WASTE

Before ordering the lumber for a house built under the old method you make an estimate of the quantity required of each kind. After you have the actual estimate it is necessary to allow about 20% to take care of errors in estimate and to allow for the waste which you will have when erecting a house under old method. This waste is impossible to avoid owing to the fact that standard lumber that you buy from the mill or yard is sawn to standard lengths of two feet and multiples and the bevels and odd lengths that go into a house naturally become a waste at your expense. We can eliminate this by ordering our lengths actual, as needed from our own saw mill.

SAVING IN FREIGHT AND REHANDLING

By shipping the house ready-cut direct from the mill to the buyer, considerable labor and money is saved in freight and rehandling. You are paying freight only on the material actually used in the house, thus saving the freight charges on the waste. Shipping the house direct from mill to consumer eliminates local rehandling charges, storage and other additions to the consumers' cost, too numerous to mention.

Our method eliminates the maintenance charges that your local yard must add to the wholesalers' price in order to cover his costs and the wholesaler must add a fair amount to the cost in order to cover his expenses in properly placing the orders with the manufacturers and assure the retailer of prompt deliveries.

As stated before, we do not use all the lumber we manufacture for ready-cut houses. The biggest part of our lumber is used for other kind of construction. This enables us to so select our lumber for house construction that we have little or no depreciation of stock on hand to add to the cost of lumber actually sold.

DRAWINGS, MARKING, AND SPECIFICATIONS

With each home we furnish a complete set of detail work drawings and a bill of material, by which a shipment can be accurately checked before you make the final payment on receipt of shipment. These drawings are made very plain, enabling anyone to read them and thereby erect his own home, if he is somewhat handy with tools. These drawings comprise in general, a foundation plan showing foundation; floor joists, beams, etc., a first floor plan, giving location of all studdings, partitions, doors, windows, ect.; also elevation of each side, showing studdings, sheathing, siding and all window and door openings; ceiling plan; rafter plan; finished exterior plan and sectional drawing, illustrating in detail any built-in features.

All top or bottom plates are marked and numbered to show the exact location of each studding, so as to eliminate any errors in erection and assure an accurate fit. The system of marking is based on assigning index letters to each side of the house or partition and to each section, such as joist, rafter and ceiling plan. When the material is cut and fitted, each piece is marked with this index, showing the particular side or part of the house where it belongs and following this index mark, the number showing the exact location, is printed.

Material of the same kind and for the same section of the house is bundled in groups and each bundle is marked with the index and group letter, which enables you to place the material where it belongs when unloading and thus save a lot of rehandling later. All the marks shown on the various pieces correspond with the same kind shown on the drawings. This system makes the marking and sorting of the material very simple and by placing all the material marked with the same index or group letter to the side of the house where it belongs, according to the drawing, the material can be located at a glance. A set of instructions are furnished with each house and, if followed, will simplify the erection considerably.

All finishing lumber for doors, windows and built-in features, is crated so as to protect it from damage in transit and each crate contains all the parts belonging to a door or window as the case may be, with proper identification mark showing its location according to the drawings.



Four Days Work



Building Completed A Few Days Later

GENERAL SPECIFICATIONS

We Furnish Everything in Wood, Paint and Hardware

6x8 posts and girders, cut to fit, sufficient to carry floor without any brick partition.

2x6 plates, cut to fit, and marked for joist.

2x8 joists and box sills, cut to fit. A raised frame work foundation furnished when concrete wall is not raised to underside of joist.

2x4 studding, all cut to right length; one 2x4 plate on sub-floor; double plate at ceiling, all marked and cut to fit. All framing lumber is surfaced four sides $\frac{1}{4}$ " off.

All 2" dimensions, such as headers, rafters, cripples, lookouts, cornice returns, stair-landings and horses, etc., we furnish of No. 1 common fir, surfaced and sized. Every piece marked and bundled where necessary. **ALL CUT TO FIT.**

SUB-FLOORS:—1x8 or 1x10 No. 1 common sheathing, cut to fit.

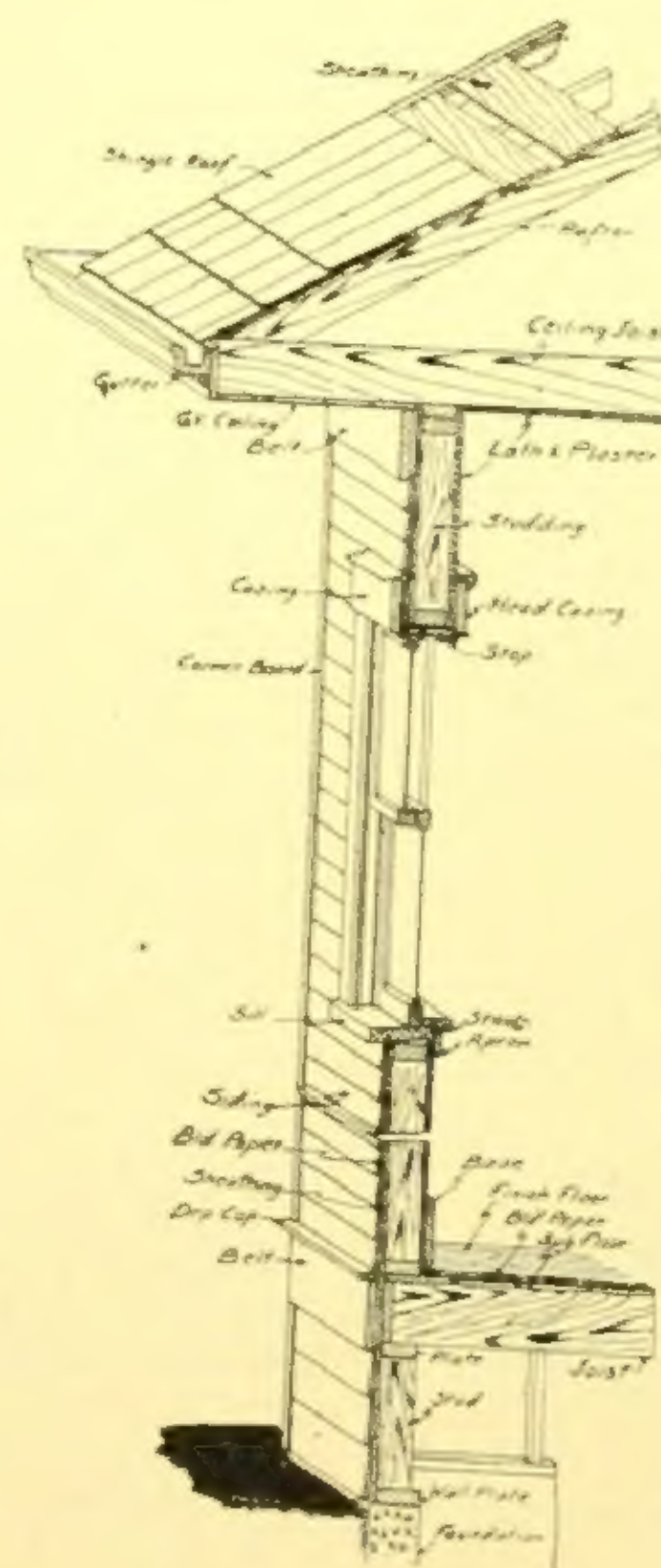
FINISH FLOORS:—For first and second floors, 13/16x $3\frac{1}{4}$ No. 1 clear, vertical grain, fir flooring. We furnish oak floors when desired for a small extra charge.

BRIDGING:—1x3 No. 1 common fir, cut to fit, bundled and marked.

CEILING JOISTS:—2x6 or 2x4 as required, surfaced and sized No. 1 common fir, cut to fit.

STAIR HORSES:—For main, cellar and porch steps, all cut to fit.

LATH:—For all plaster work except attic and cellar.



Typical section of our standard wall construction, showing underpinning if desired.

GROUND:— $\frac{3}{4}$ x $\frac{3}{4}$ fir furnished around all inside doors. This to guide plaster and isolation around windows.

RAFTERS:—On houses wider than 24 feet we furnish 2x6 rafters, otherwise 2x4, cut to fit.

ROOF SHEATHING:—1x4 or 1x6 No. 1 common fir surfaced, cut to fit.

WALL SHEATHING:—1x8 or 1x10 No. 1 common fir ship-lap, cut to fit.

SHINGLES:—No. 1 A Star red cedar shingles for roof, sufficient to lay $4\frac{1}{2}$ " to the weather. When shingles are required in place of siding for side walls, we furnish Perfection grade.

CORNICE PLANCHER:— $\frac{5}{8}$ x $3\frac{1}{4}$ or $5\frac{1}{2}$ clear fir matched and beaded. Wood gutters furnished.

OUTSIDE:—Clear cedar siding for miter corners; base piece; porch; steps; porch beams; belt; Pergola work, all surfaced, four sides.

BUILDING PAPER:—Heavy felt tar paper, sufficient to cover between siding and sheathing.

OUTSIDE MOULDINGS:—Such as crown, bed and belt, water table, cove moulding, all clear fir of proper size to correspond to the design of each house.

PORCH COLUMNS, RAILS AND FLOOR:—All clear fir, cut to fit.

OUTSIDE FRAMES, DOORS AND WINDOWS:—Clear fir, ready-cut, bundled and marked.

WINDOWS AND SASH:—Made of clear fir, glass set in and puttied. For windows 30x30 and over we furnish double strength glass.

DOORS:—All slash grain fir of No 1 quality of beautiful designs. Door jambs, window frames, casing, sills, etc., cut to fit. Standard inside door one panel veneer. Standard sizes of door, 3'x6'8" front door, 2'6"x6'8" inside door; 2'x6'8" closet doors, 2'8"x6'8" rear entrance door with one panel and one light.

SAND FINISH:—All casings, stool, aprons, jambs, base, beam ceiling finish stairway and all built-in features, etc., machined, sanded and ready cut, ready for stain and varnish or paint.

PAINT, OIL AND VARNISH:—We furnish sufficient paint for two coats outside in any color desired of the best exterior paint on the market. One coat of filler and stain for inside finish, either light oak or mahogany. Also our special varnish for two coats. We furnish all the inside paint for any rooms desired in white or ivory, sufficient for three coats. All colors of paint and stain furnished as desired.

HARDWARE:—Mortised lock sets in plated dull brass or old copper; finish solid dull brass or old copper for all front doors, all locks or heavy designs giving a massive appearance. Mortised brass hinges of proper size, 2'x3½" for inside doors, 4x4 for outside doors. Miscellaneous hardware in every detail of the best selection. We furnish all the nails both for inside and outside work in sufficient quantity.

FINISH:—Clear slash grain Douglas fir, Mission pattern in casing cut to appropriate lengths; base and moulding.

TINWORK:—Valleys and flashing all furnished of heavy grade. Painted both sides. We furnish all the necessary down-spouts made of galvanized iron, to insure proper drainage.

GENERAL:—If no basement is desired, indicate that on your order and we furnish all the beams and posts for erection on cement blocks. The space thus eliminated for basement stairway we arrange in such a way that you may use it for closet or wash-room. All such alterations to plan we make free of charge to you. If no fire place is desired, we alter construction to suit.

STAGING:—We furnish necessary staging material to be used during erection, free of charge. Building paper that we furnish can be used to keep material covered from rain until roof is finished.

MASONRY:—We do not ship brick, plaster, lime or cement, owing to cost of freight. These items will be furnished if desired—write for quotation. We furnish plan covering these items.

PLUMBING, HEATING AND LIGHTING:—We do not furnish except on request. The cost of freight on these items is a saving to you if you buy locally. Our plans show all locations for these items.

WE GUARANTEE
You Satisfaction or Money
Back

OUR MOTTO:
One Satisfied Customer
Sells Another Home

WE HAVE BUILT
Our Business for A Per-
manent Future

GRADE OF LUMBER

We are in the business to stay and we therefore make it our motto to select the very best of lumber for our Ready-Cut Factory and owing to the fact that we have our own saw mill we are in a better position to make this selection, than our competitors.

Douglas Fir is known for its tensile strength and durability and is therefore especially adapted for construction work. It is further practically the only soft wood that does not warp and twist while in transit, it stays as cut. Douglas Fir is also known for its beauty of grain for finish which is verified by actual pictures of interiors shown in this book.

CHANGING PLANS TO SUIT

We will gladly change the specifications and plans of our standard homes to suit the particular desire of our customers and when such changes do not increase the cost of production there will be no extra charge. For instance, the plan may be reversed, the location of a door or window moved, or built in features interchanged without extra charge.

Our architectural department will gladly cooperate with you in getting out any special plan to meet individual requirement. For this work a reasonable fee is charged which, however, is deducted from the purchase price when a sale is made.

Any small sketches, estimates on any particular home not shown in our book, or any other information desired is furnished free of charge. If you want the estimate on any particular design you may have in mind, send us a small sketch and if possible a picture of the exterior and we will gladly furnish you with the estimate free of charge.

TO THE CONTRACTOR AND BUILDER

Some builders have the idea that Ready-Cut System is detrimental to their business, and to them we want to say, that their contention is caused by lack of knowledge of the actual conditions. If you can save money on the ultimate cost of your house you can afford to sell same at a lower price

and a better profit and the time saved in quicker erection enables you to do more business. We do the heavy hand labor for you by power driven machinery, cutting your time of erection in less than half, which puts you on a better competitive basis with others.

Whether you build for yourself, on contract, or to sell you derive the benefit from our ready-cut system.

All our carpenter work is done by union labor which eliminates any trouble from that source.

QUICK SERVICE

For those that want their home erected in a short time we can be of special benefit as we can make shipment in less than a week after receipt of order and the material usually arrives at destination in less time than required to get the foundation ready.

WHY YOU SHOULD BUILD NOW

You are losing money every day by paying rent and this money is a dead loss to you.

EXAMPLE

Figure on a 5 room house with lot, a complete investment of say \$4,000

Rental expense, per month	\$ 50.00	
Investment 6% on \$4,000		\$240.00
Taxes and upkeep		100.00

Total rent per year		
Total cost per year	\$600.00	\$340.00

This leaves you \$260.00 per year net profit which equals 15% on your investment. If you were to borrow the full amount of investment at 7% you would still save \$19.00 per month, or have your rent reduced from \$70.00 to \$51.00 per month, including taxes and besides have the benefit of owning your own home, which is a moral obligation to your family as a good citizen.

Two Bed Rooms and Sleeping Porch Upstairs Give This Beautiful Eight Room Bungalow an Additional Value



Specifications—Style 524

All below material furnished in No. 1 clear and common Douglas fir

FOUNDATION:—Raising two feet above ground with steps for outside openings. 6x8 beams and posts for supporting floors.

FRAME:—2x8 first and second floor joist and box sills, 1x3 bridging; 2x4 studding, 2x6 rafters.

WALLS:—9" first floor, 7"6" second floor; double constructed; 1x8 shiplap; felt paper between shiplap and cedar siding or shingle.

INTERIOR FINISH:—8" base board; base shoe; 5" round-cornered casing with special head casing, picture moulding in living, dining and bed rooms; medicine cabinet.

FLOOR:—Subfloor 1x8 or 1x10 shiplap; 13/16x3 1/4 vertical grain No. 1 fir flooring.

ROOF:—No. 1 A cedar shingles on 1x6 surfaced sheathing, 2'6" projection lined with 1x4 ceiling supported by heavy brackets.

BUILT-IN FEATURES:—Bookcases; colonnade or French doors; cooler; kitchen cabinet with drain board; linen closet; shelving in closets; seat; buffet; panel walls in dining room; bookcase and writing desk; 6" cove in living and dining room.

PAINT:—Exterior—two coats of stain or paint. Interior—three coats of white or ivory paint or stain, filler and varnish.

HARDWARE:—All outside flashing, nails for all outside and inside work, including inside hardware for doors, windows, etc.

LATH:—No. 1 lath for all inside work.

SECOND FLOOR:—All material furnished for one bedroom 14x14; one bedroom 11x11 and sleeping porch 11x14 and hall way 6x10.

We have plans of this house with breakfast room. Dimensions of plan the same.

A Bungalow with Provisions for Three Large Bedrooms Upstairs

*Specifications—Style 243*

All material we furnish is made from our beautiful Douglas Fir—No. 1 clear for finish and No. 1 common for framing.

FOUNDATION:—Raising 2' above ground with steps for outside openings. Sufficient beams and posts 6x8, eliminating brick walls in basement for support of floor.

FRAME: 2x8 first floor; 2x8 second floor joist; 2x4 studding, 2x6 rafters; 2x8 box sills; 2x10 stair horses.

WALLS:—8'-6" ceiling, double constructed throughout; 1x8 shiplap; felt paper; 1x6 clear cedar siding.

INTERIOR FINISH:—8' lase board and shoe; 5" Mission casing with special head casing; picture moulding in all rooms.

FLOORS:—1x8 or 1x10 surfaced subfloor; 13 16x3 1/4 vertical grain No. 1 clear fir flooring; attic subfloor.

ROOF:—No. 1 "A" cedar shingles on 1x6 surfaced sheathing, 2x6 projection lined with 1x4 V ceiling supported on heavy brackets and posts 4x5 wood gutters.

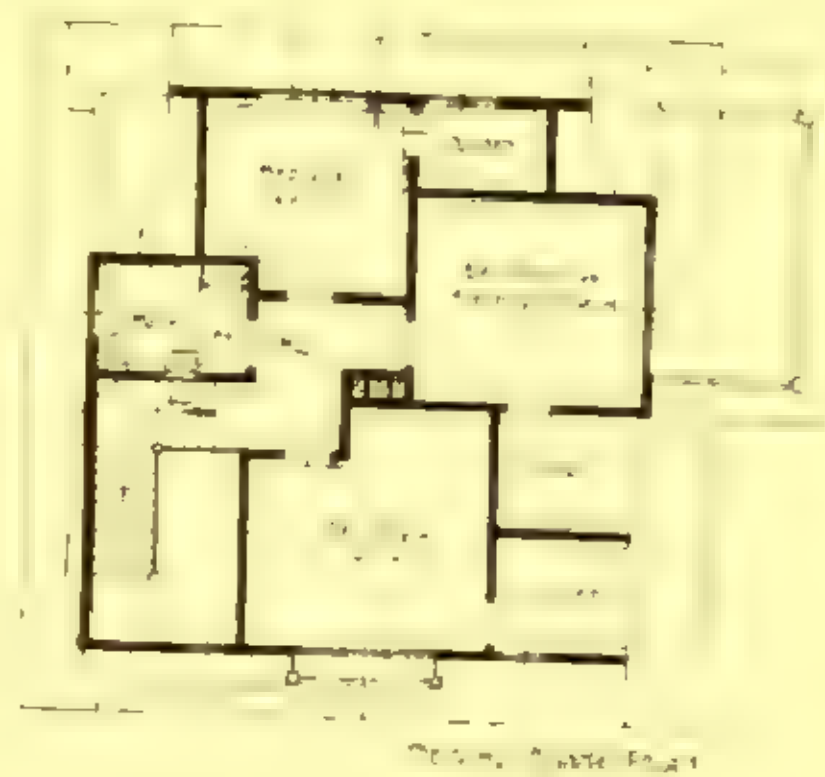
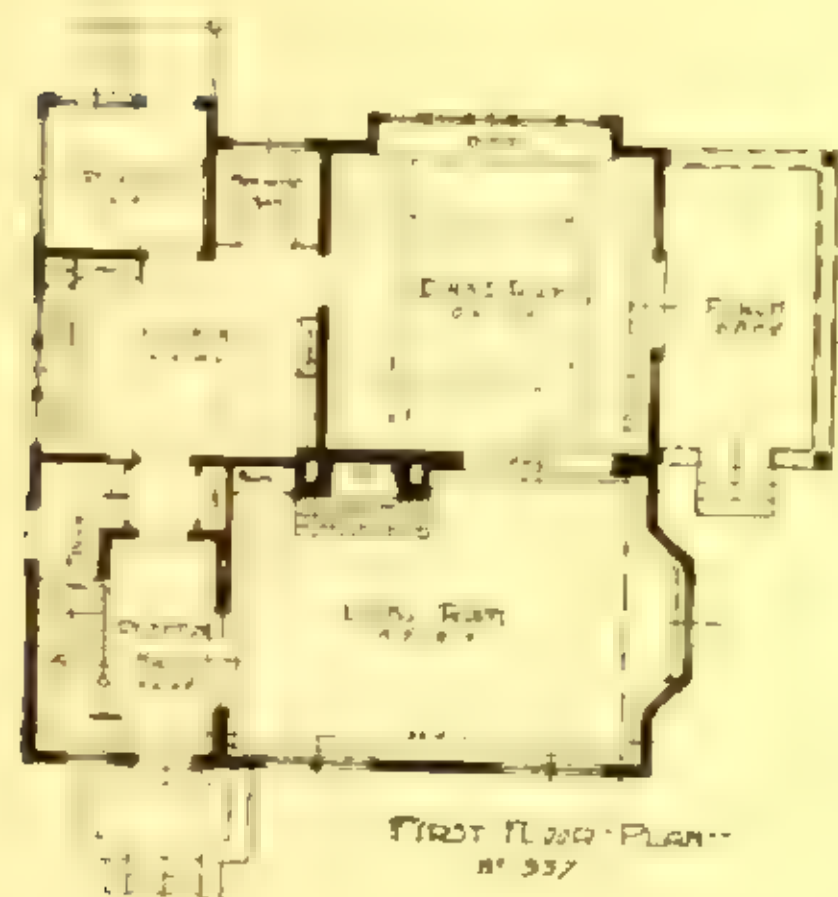


BUILT-IN FEATURES:—Buffet; china and bookcase; breakfast table and seats; kitchen cabinets; 6' cove in dining room; drain board with cabinet; panel work in dining room; medicine cabinet; cooler.

PAINT:—Exterior—two coats of paint or stain. Interior—three coats of white or ivory paint or stain, filler and varnish.

HARDWARE:—All outside flashing, nails for all outside and inside work, including inside hardware for windows, doors, etc.

LATH:—No. 1 lath for all plaster work.



Specifications—Style 337

FOUNDATION:—Raising 2 feet above ground and with steps for outside openings; sufficient 6x8 beams and posts, eliminating all brick partition in basement for support of floor.

WALLS:—8'-6" ceiling first floor, 8' ceiling second floor, double constructed throughout, 1x8 shiplap; felt paper, 1x4 and 1x6 clear cedar siding.

FLOORS:—1x8 or 1x10 subfloor finished with 13/16x3 1/4" vertical grain No. 1 Douglas fir flooring.

FRAME:—2x8 first and second floor joist and box sill, 1x3 bridging, 2x4 studding, 2x6 ceiling joist, 2x6 rafter.

ROOF:—No. 1 A cedar shingles on 1x6 surfaced sheathing; 2x6 protection lined with 1x4 V ceiling and 1 1/2x12 verge board supported on heavy brackets. 4x5 fir gutter.

BUILT IN FEATURES:—French doors, hall to living room; buffet; breakfast table and shelves; kitchen cabinets complete with cooler; linen closet; book cases, medicine cabinet; closet shelves; housed stairway.

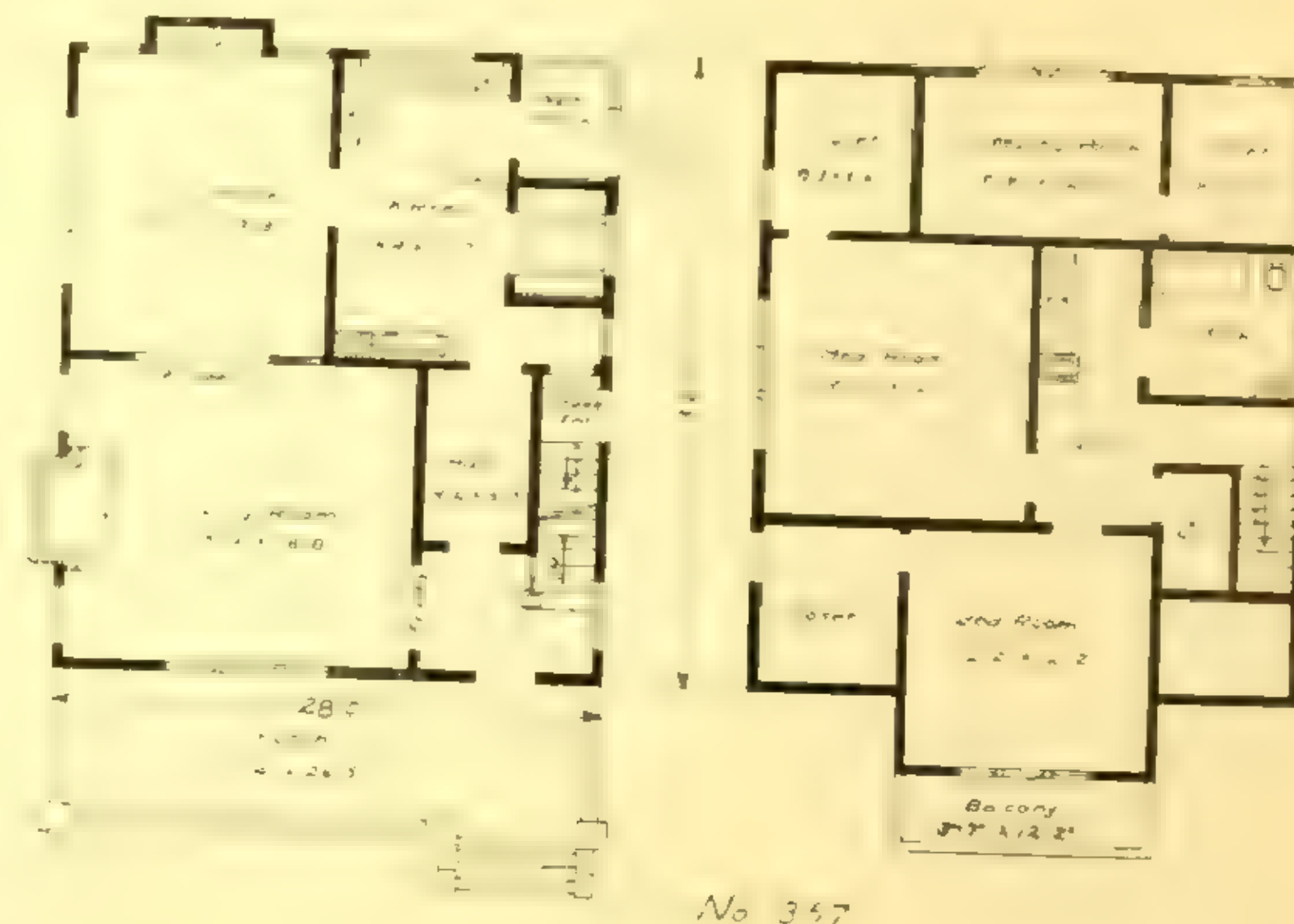
PAINT:—Exterior—stain or paint two coats. Interior three coats of ivory or white paint or stain, varnish and filler.

HARDWARE:—All outside flashing, nails for outside and inside work; all inside hardware such as locks, hinges, latches and weights for windows and doors.

LATH:—No. 1 lath for all plaster work.

MATERIAL:—All material furnished in Douglas fir—No. 1 clear for finish lumber and No. 1 common for framing and boards.

A Very Attractive Eight Room House, Including Sleeping Porch



Specifications—Style No. 357

All material furnished in Douglas fir—No 1 clear fir finish and No 1 common for framing and boards.

FOUNDATION:—Raising 2 feet above ground and with steps for outside openings; sufficient 6x8 beams and posts, eliminating all brick partition in basement for supporting floor. Frame with or without underpinning.

WALLS:—8'-6" ceiling first floor; 8' ceiling second floor; double constructed throughout; 1x8 shiplap; felt paper; 6" cedar siding.

FLOORS:—1x8 or 1x10 subfloor; 13 16x3 1/4" vertical grain No 1 Douglas fir flooring.

INTERIOR FINISH:—8" base board and shoe, 5" Mission casing with special head casing; picture moulding in all rooms, housed stairway.

FRAME:—2x8 first and second floor joist and box sill; 1x3 bracing, 2x4 studding, 2x6 ceiling joist; 2x6 rafters.

ROOF:—No 1 A cedar shingles on 1x6 surfaced sheathing, 2x6 projection lined with 1x4 V ceiling and 1 1/2x10 verge board supported on heavy brackets.

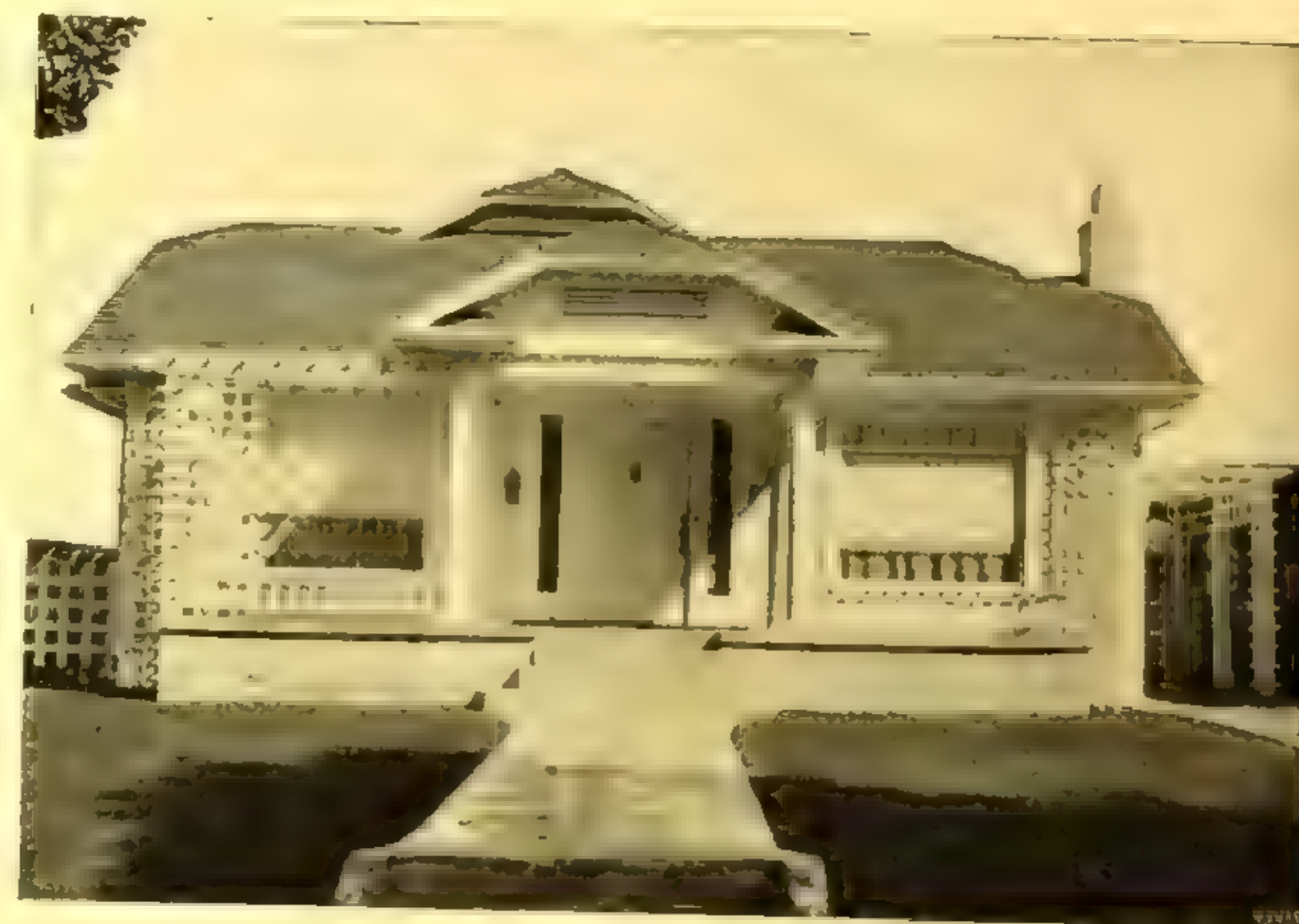
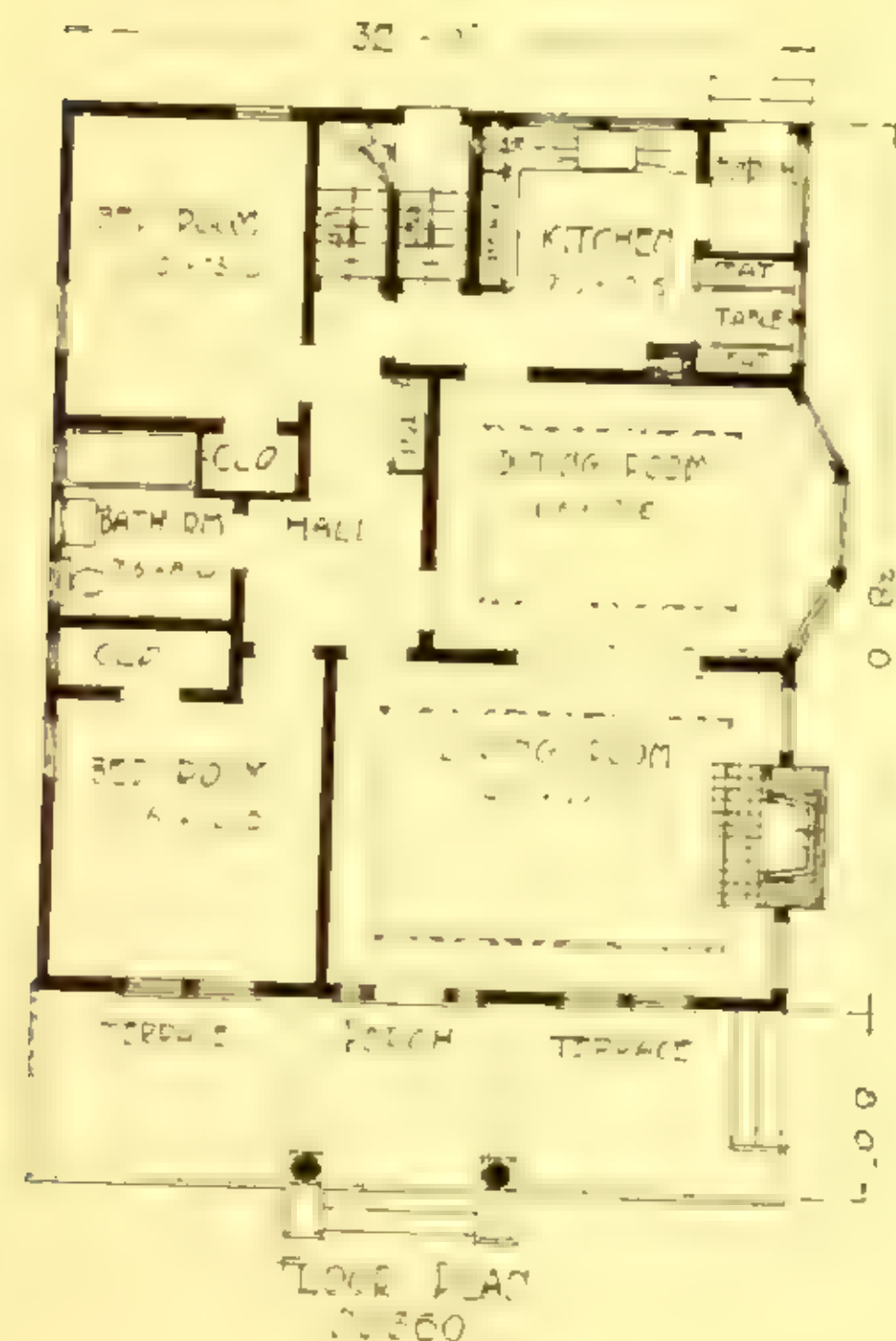
BUILT-IN FEATURES:—6" cove in living and dining room; buffet, ironing board; breakfast table and seats; linen closet; panel work for dining room, kitchen cabinets and drain board; cooler; closet shelves; medicine cabinet.

PAINT:—Exterior paint or stain, two coats. Interior three coats of ivory or white paint or stain, varnish and filler.

HARDWARE:—All outside flashing; nails for all outside and inside work, all inside hardware such as locks, hinges, latches and weights for windows and doors.

LATH:—No 1 Lath for all plaster work.

Individuality In Design



Specifications—Style 360 & 440-A

FOUNDATION:—Raising 2 feet above ground, sufficient 6x8 beams and posts eliminating all brick partition in basement.

FRAME:—2x8 joists and box sill, 1x3 bridging, 2x4 studding, 2x6 ceiling joist for 440-A, 2x8 ceiling joist for 360.

WALLS:—8'-6" ceiling, double constructed throughout, 1x8 shiplap; red paper 6" cedar siding, Pergola work.

FLOORS:—Subfloor 1x8 or 1x10, surfaced sheathing, edge grain fir flooring No. 1 clear, 13-16x24, Attic subfloor 360.

ROOF:—No. 1 A cedar shingles on 1x6 surfaced sheathing, 21" projection lined with 1x4 V ceiling, porch work supported with heavy columns. Fir gutter.

INTERIOR FINISH:—Mission 5" casing with special head casing; 8" base board and shoe; picture moulding in all rooms.

BUILT-IN FEATURES:—Cove in living and dining room, breakfast table and seats, kitchen cabinets, drain board; linen closet; panel work in dining room, closet and shelves, cooler, medicine cabinet. Book cases at each side of fire place with wood mantle top.

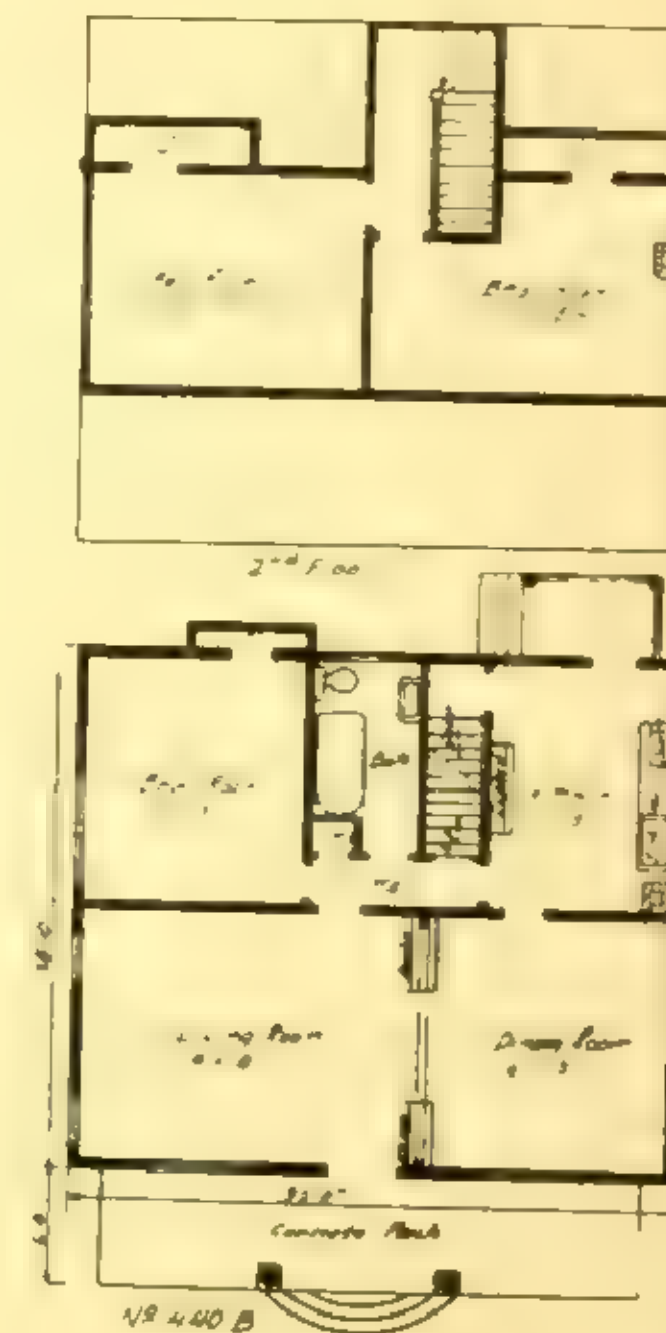
PAINT:—Two coats paint for outside work. Interior—three coats of ivory or white paint or stain, tiler and varnish.

HARDWARE:—All flashing inside and outside; nails; all inside hardware such as hooks, lugs, hinges, etc.

LATH:—No. 1 lath for all plaster work.

No. 360 provides for two bed rooms second floor.

A House Combining Comfort With Elegance



Specifications—Style 440-B

All material in our beautiful Douglas fir—No. 1 clear for finish and No. 1 common for framing.

FOUNDATION:—Raising 2 ft. from ground with steps for outside openings; sufficient 6x8 beams and posts, eliminating all brick partition in basement.

FRAME:—2x8 joist and box sill; 1x3 bridging, 2x4 studding, 2x8 second floor joist; 2x6 rafters.

WALLS:—8'-6" ceiling first floor; 7'-6" ceiling second floor; double constructed throughout; 1x8 shiplap; felt paper; 1x6 cedar siding.

FLOORS:—Subfloor 1x10 or 1x8 finish floor, 13 16x3 1/4" edge grain No. 1 fir flooring.

ROOF:—No. 1 A cedar shingles on 1x6 surfaced sheathing 18" projection lined with 1x4 V ceiling. Pergola as shown.

INTERIOR FINISH:—Mission casing 5" with special head casing; 8" base board and shoe, picture moulding in all rooms.

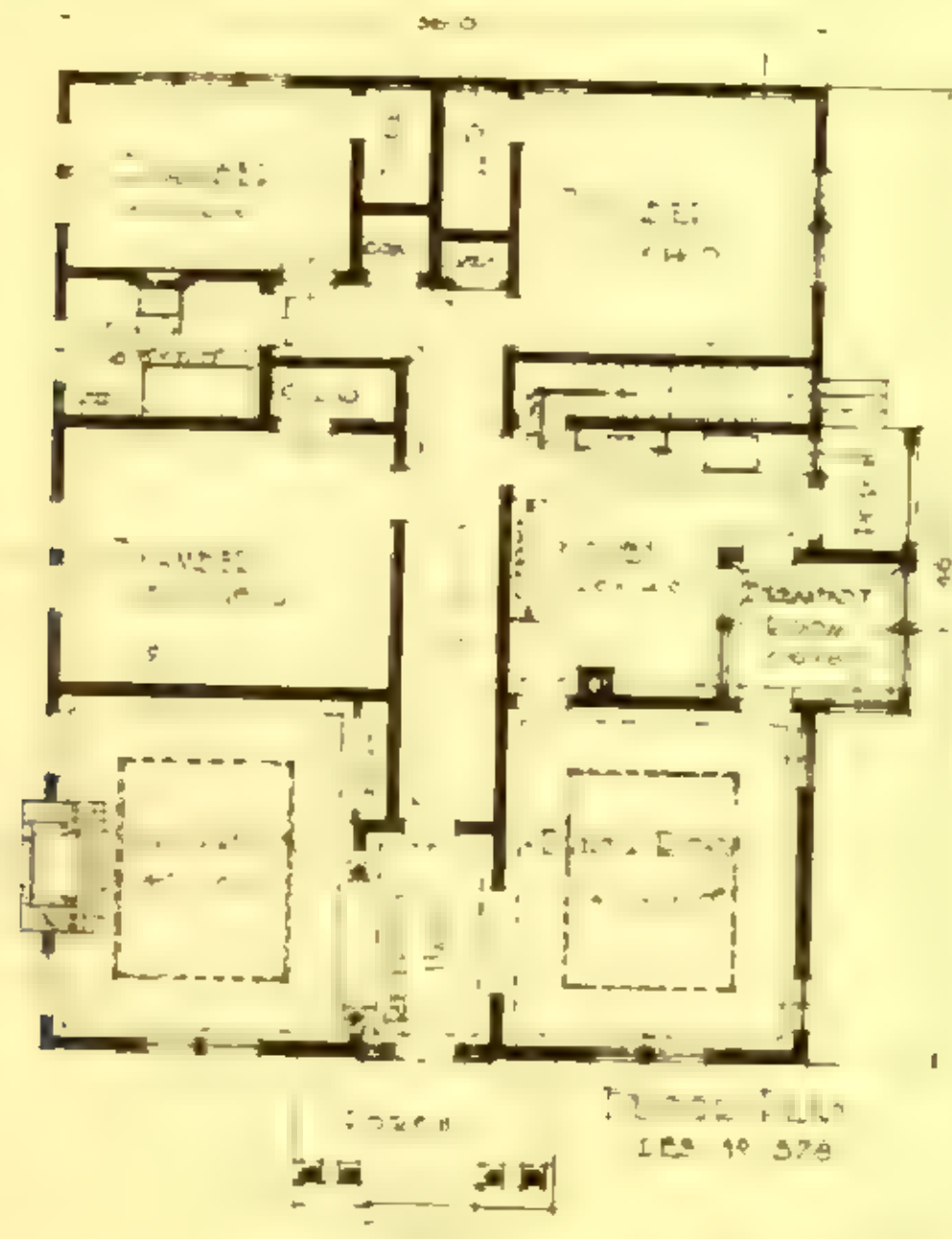
BUILT-IN FEATURES:—Bookcase and writing desk or French doors, kitchen cabinets with cooler, panel walls in dining room.

PAINT:—Two coats exterior paint Interior—three coats of white and ivory paint or stain, filler, and varnish.

HARDWARE:—All flashings; all inside and outside nails, inside hardware such as hooks, lifts, etc.

LATH:—No. 1 lath for all plaster work.

A Bungalow With Individuality



Specifications—Style 378

All material furnished in No. 1 common and No. 1 clear Douglas fir

FOUNDATION:—Raising 2 feet above ground with steps for outside openings, sufficient beams and posts 6x8

FRAME:—2x8 first floor joist and box sill; 1x3 bridging; 2x4 studding; 2x6 ceiling joist, 2x6 rafters.

WALLS:—8'-6" ceiling; double constructed; 1x8 shiplap, felt paper between shiplap and siding; 6" cedar siding.

INTERIOR FINISH:—8" base board and base shoe, 5" Mission casing with special head casing; picture moulding in living, dining and bedroom

FLOOR:—Subfloor 1x8 or 1x10 finished with 13 16x3 1/4" vertical grain No. 1 fir flooring

ROOF:—No. 1 "A" cedar shingle on 1x6 surfaced sheathing; 21" projection lined with 1x4 V ceiling; with porch columns and arch.

BUILT-IN FEATURES:—Bookcase, colonnade, pullman diner for breakfast room as shown; cooler; kitchen cabinet with drain board; linen closet; drawers; closet shelves; panel work in dining room.

PAINT:—Exterior—two coats of paint Interior—three coats of white or ivory paint or stain, filler and varnish.

HARDWARE:—All outside flashing nails for all outside and inside work; also inside hardware, such as locks for doors and windows, etc.

LATH:—No. 1 lath for all inside walls.



Specifications—Style 308-B

All material we furnish is Douglas fir—No. 1 common for framing and No. 1 clear for finish.

FOUNDATION:—Raising 2 feet above ground with steps for outside openings. Sufficient 6x8 beams and posts for support.

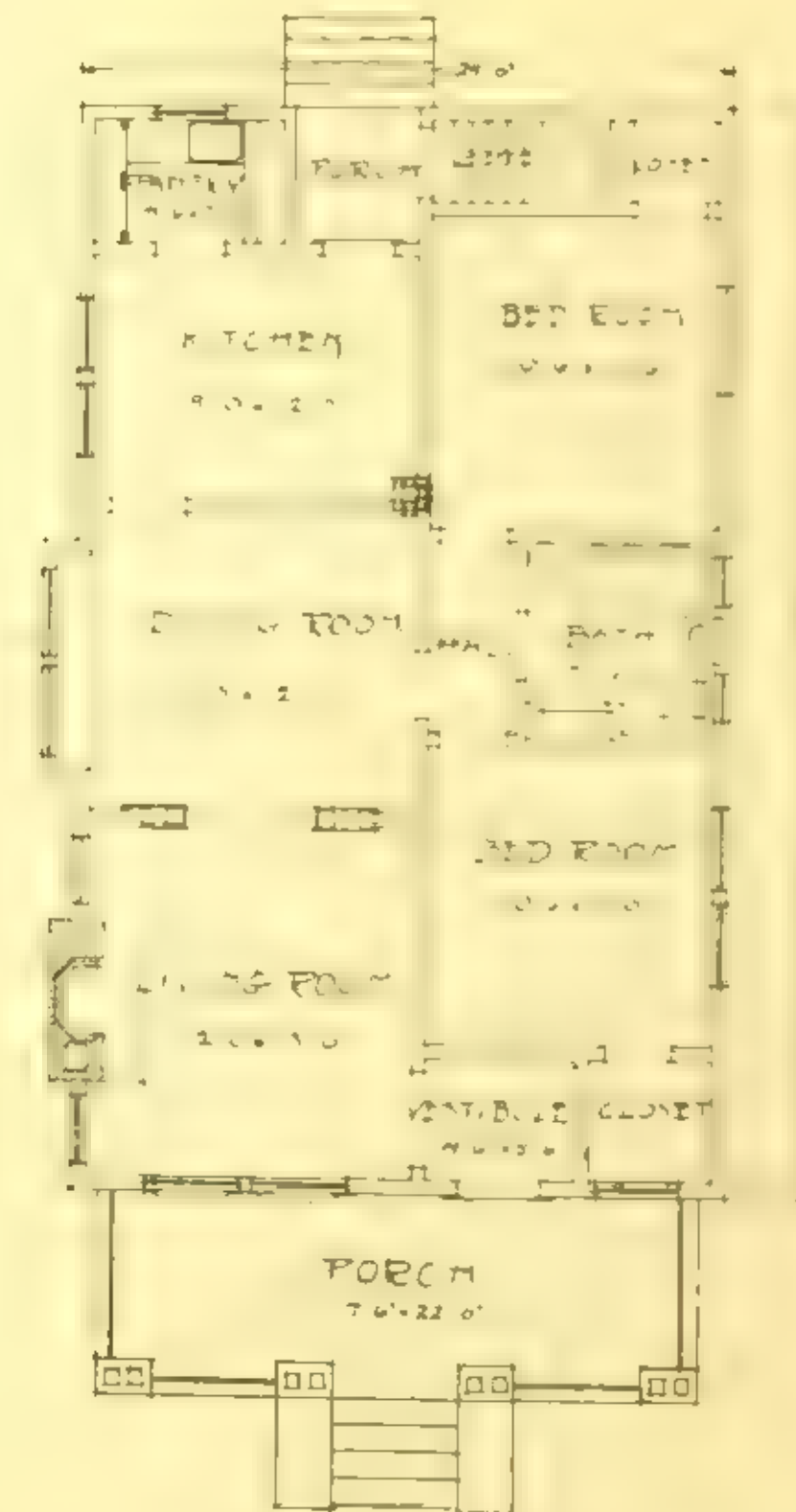
FRAME:—2x8 floor joist and box sill; 1x3 bridging; 2x4 studding; 2x6 ceiling joist; 2x6 rafters and 2x10 verge boards.

WALLS:—8'-6" ceiling, double constructed throughout; 1x8 shiplap; felt paper between shiplap and siding; 6" cedar siding.

INTERIOR FINISH:—8" base board and base shoe; 5" Mission casing with special head casing; picture moulding in all rooms.

FLOORS:—Subfloor 1x8 or 1x10 finished with 13/16x3 1/4" vertical grain No. 1 fir flooring.

ROOF:—No. 1 *A* shingles on 1x6 surfaced sheathing; 2' projection lined with 1x4 V ceiling supported on heavy brackets; heavy porch columns and timber.



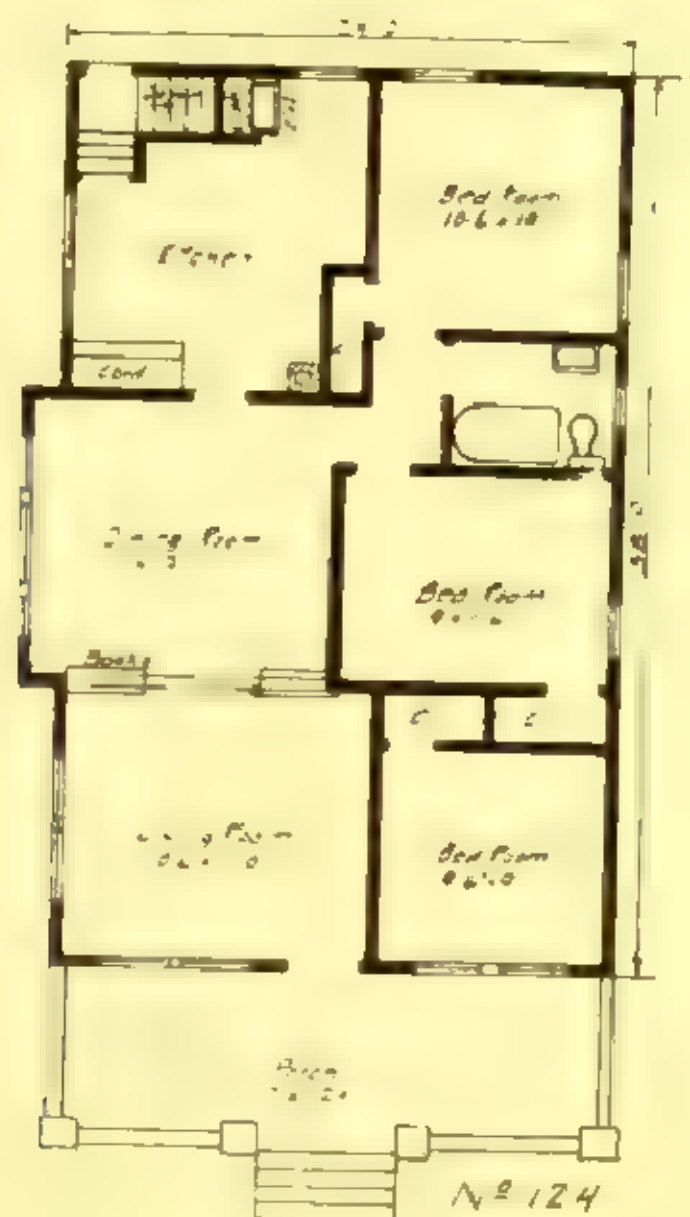
FLOOR PLAN
No 308

BUILT-IN FEATURES:—Colonnade with writing desk and bookcase window seat, cooler kitchen cabinet with drain boards, linen closet, closet shelves, panel work in dining room; medicine cabinet, 6" cove in living and dining rooms.

PAINT:—Exterior stain or paint, two coats. Interior three coats of white ivory or white paint or tiller, varnish and stain.

HARDWARE:—All outside flashing, nails for all outside and inside work, also all inside hardware, such as locks, casings, etc.

LATH:—No. 1 lath for all inside work



Specifications -Style 124

FOUNDATION:—Raising 2 feet above ground with steps for outside openings, sufficient beams and posts 6x8, eliminating brick partition in basement.

FRAME: 2x8 first floor joist and box sills, 1x2 bridging, 2x4 studding, 2x6 rafters, 2x6 ceiling joist.

FLOORS:—Subfloor 1x8 or 1x10 S. I. S., 13 16x21" vertical grain No. 1 fir flooring.

BUILT-IN FEATURES:—Picture moulding, colonnade, pantry shelves, kitchen cabinets, closet shelves.

INTERIOR FINISH:—8' base board and base shoe; 5' Mission casing with special head casing.

ROOF:—No. 1 A cedar shingles on 1x6 strapped sheathing, 21' projection lined with 1x4 V ceiling.

PAINT:—Exterior—two coats of paint. Interior—three coats of white or ivory paint or stain, filler and varnish.

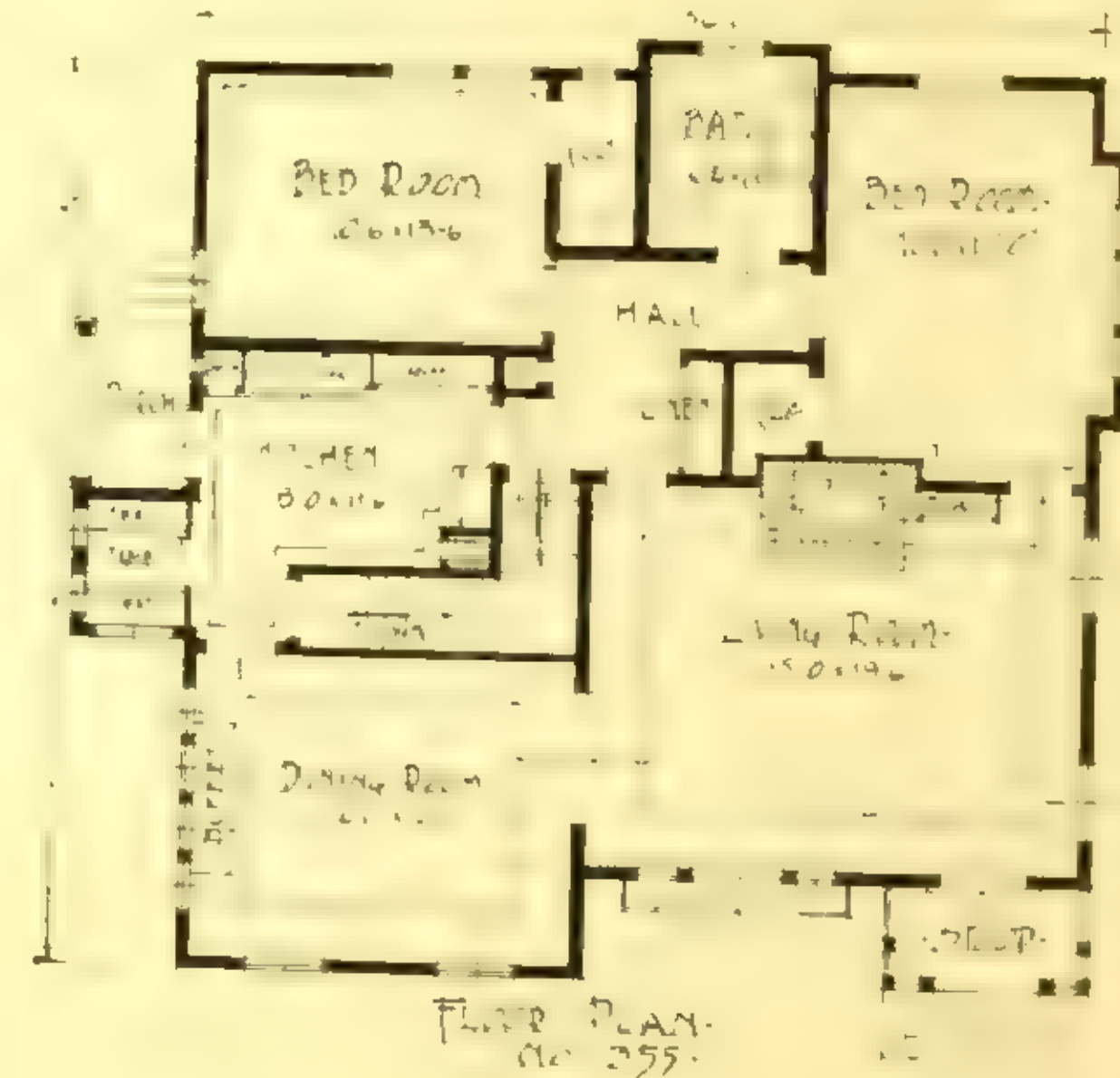
WALLS:—8'6" ceiling; double constructed, 1x8 shiplap, felt paper, 6 cedar siding.

HARDWARE:—All outside flashing; nails for all outside and inside work, including inside hardware, such as locks, hinges, latches, weights for windows and doors.

LATH:—No. 1 lath for all plaster walls.

MATERIAL:—All lumber and millwork furnished in No. 1 clear and No. 1 common.

This Plan Provides for One Large Bedroom on Second Floor



Specifications—Style No. 355

All material furnished in No. 1 common and No. 1 clear Douglas fir
FOUNDATION:—Raising 2 feet above ground with steps for outside openings; sufficient beams and posts 6x8

FRAME:—2x8 first floor joist and box sill 1x3 bridging, 2x4 studding 2x6 ceiling joist, 2x6 rafters

WALLS:—8'-6" ceiling, double constructed, 1x8 shiplap; felt paper between shiplap and siding, 6" cedar lap siding.

INTERIOR FINISH:—8" base board, base shoe; 5" Mission casing with special head casing, picture moulding in living, dining and bedrooms

FLOORS:—Subfloor 1x8 or 1x10 finished with 13 16x2 1/4" vertical grain No. 1 fir flooring. Attic subfloor

ROOF:—No. 1 A cedar shingles on 1x6 surfaced sheathing 21' projection lined with 1x4 V ceiling with porch columns and arch for gutter

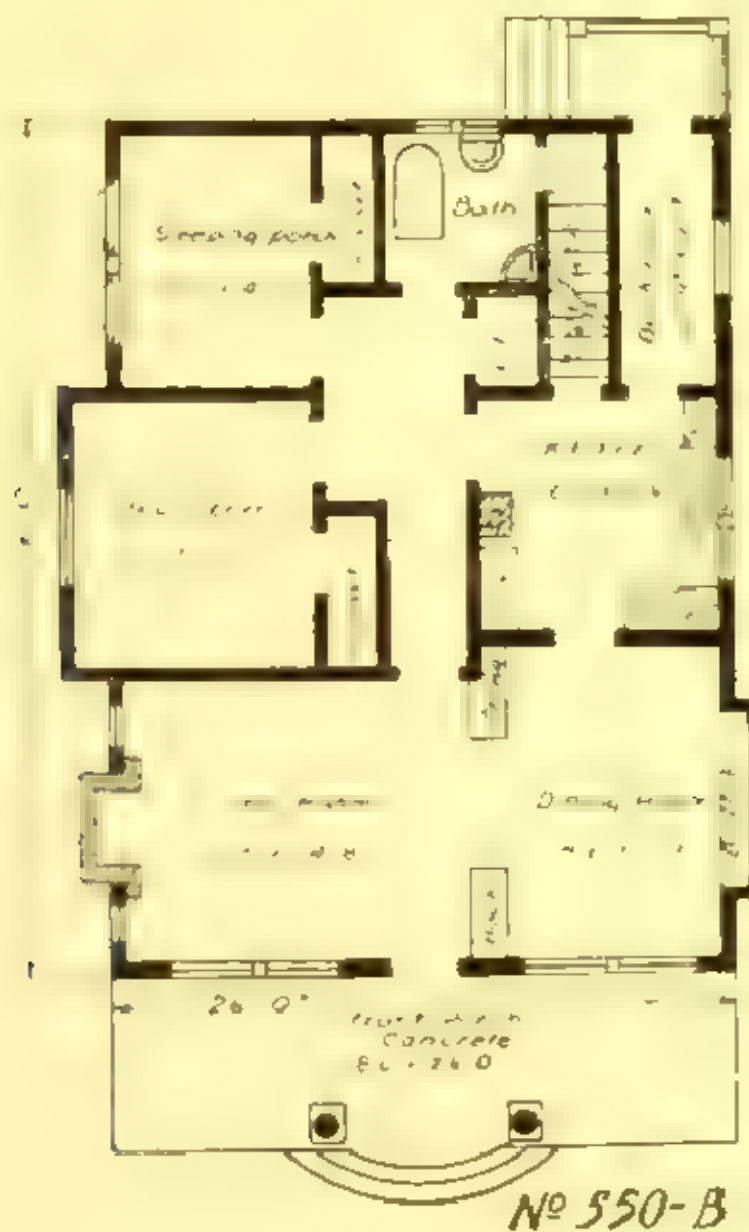
BUILT-IN FEATURES: Buffet; kitchen cabinets and drain board cooler; breakfast table and seats, linen closet, panel work in dining room book case; medicine cabinet, French doors

PAINT:—Exterior two coats of paint. Interior three coats of white or ivory paint or stain, filler and varnish

HARDWARE:—All outside flashing; nails for all outside and inside work also all inside hardware such as locks for doors and windows, etc

LATH:—No. 1 lath for all inside work

This House Provides for Two Bedrooms on Second Floor

*Specifications—Style 550 B*

All materials we furnish in Douglas fir—No. 1 clear for all finish and No. 1 common for all framing material.

FOUNDATION:—Raising 2 feet above ground with steps for outside opening. Sufficient beams and posts 6x8 to carry first floor.

FRAME:—2x8 first floor joist and box sills; 1x3 bridging; 2x4 studding; 2x4 ratters; 2x6 ceiling joist.

WALLS:—8'-6" ceiling, double constructed throughout; 1x8 shiplap; felt paper between shiplap and siding; 6" cedar siding or shingles.

INTERIOR FINISH:—8" base board and base shoe; 5" Mission casing with special head casing; picture moulding in all rooms.

FLOOR:—Subfloor 1x8 or 1x10 finished; 13/16x3 1/4" vertical grain No. 1 fir flooring.

ROOF:—No. 1 A cedar shingle on 1x6 surfaced sheathing; 2' projection lined with 1x4 ceiling; front porch with heavy columns and porch work as shown.

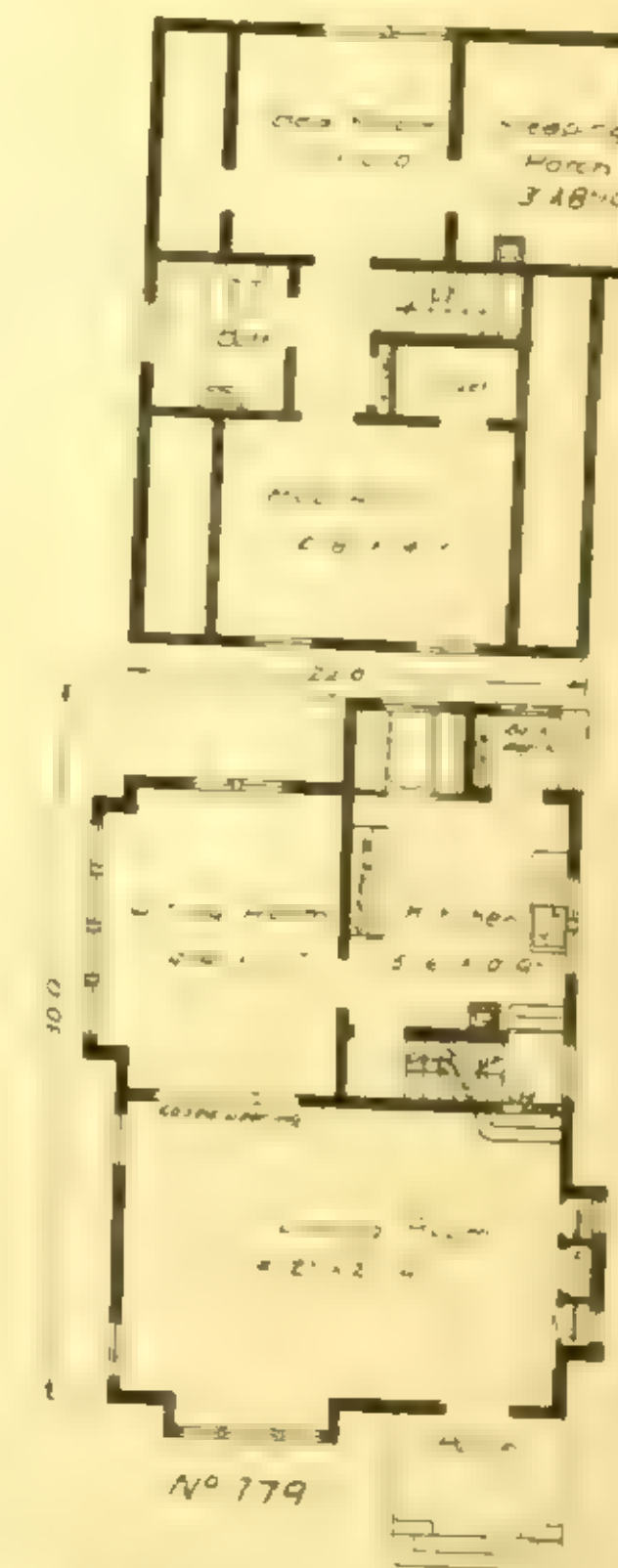
BUILT-IN FEATURES:—China and bookcases; kitchen cabinets; cooler; linen closet; medicine cabinet; panel work in dining room; buffet.

PAINT:—Exterior—two coats of paint. Interior—three coats of white or ivory paint or stain, filler and varnish.

HARDWARE:—All outside flashing; nails for all outside and inside work, including inside hardware, such as locks, hinges, etc.

LATH:—No. 1 lath for all plaster work.

A Colonial Exceptionally Practical and Popular



Specifications—Style 779

FOUNDATION:—Raising 2 feet above ground with steps for outside openings, 6x8 beams and posts, eliminating brick partition in basement.

FLOORS: Subfloor 1x8 or 1x10, S I S 13 16x3 $\frac{1}{4}$ vertical grain flooring.

FRAME:—2x8 first and second floor joist and box sills, 1x3 bridging, 2x4 studding, 2x6 rafters, 2x6 ceiling joist.

BUILT-IN FEATURES: Housed stairway; bookcase and coat closet, breakfast table and seats, cooler, kitchen cabinet, linen closet, shelves and hooks; panel work in dining room; medicine cabinet.

INTERIOR FINISH:—8" base board and base shoe, 5" Mission casing with special head casing; picture moulding for all rooms.

ROOF:—No. 1 A cedar shingles on 1x6 surfaced sheathing; 21" projection lined with 1x4 V ceiling; porch roof supported by heavy columns

PAINT: Exterior—two coats of paint. Interior—three coats of white or ivory paint or stain and filler with varnish.

WALLS:—8'-6" ceiling first floor, 8' second floor, double constructed, 1x8 shiplap; felt paper; 6" cedar siding

HARDWARE:—All outside flashing; nails for all outside and inside work including inside hardware such as locks, hinges, nits, weights for windows, etc.

LATH:—No. 1 lath for all plaster walls

MATERIAL:—All lumber and millwork furnished in No. 1 clear and No. 1 common

PRICE LIST, No. 4

TUMWATER LUMBER MILLS CO., Inc.

Manufacturers of READY-CUT HOMES

Tumwater, Wash., U. S. A.

PRICES ARE F. O. B. OUR FACTORY—TUMWATER OR OLYMPIA, WN.

Prices Subject to Change Without Notice

Home Number	Page Number	Price F. O. B. Our Factory	Guaranteed Weight Lbs.
524	11	\$2,560.00	79,500
243	12	1,900.00	64,000
337	13	2,450.00	72,000
357	14	2,190.00	66,000
360	15	1,775.00	58,000
440-A	15	1,720.00	53,000
440-B	16	1,455.00	50,000
378	17	2,150.00	68,000
308-B	18	1,650.00	50,000
124	19	1,400.00	48,000
355	20	1,850.00	64,000
550-B	21	1,645.00	54,000
779	22	1,740.00	53,000
107	23	1,200.00	38,000
145	24	1,720.00	56,000
456-B	25	1,460.00	50,000
354-A	26	1,375.00	43,500
384	27	1,365.00	43,000
351-B	28	1,925.00	65,000
120	29	1,840.00	60,000
120-B	29	1,705.00	56,000
795	30	1,675.00	52,000
361	31	2,000.00	65,000
126	31	1,740.00	58,000
200	32	2,540.00	82,000
148	33	1,850.00	56,000
1029	34	1,690.00	55,000
95	35	2,007.00	63,000
110	36	1,900.00	62,000
112	37	2,000.00	62,000
90	38	2,160.00	68,000
98	39	1,660.00	58,000
454-A	41	1,150.00	37,000
454-B	41	860.00	29,500

TERMS OF PAYMENT

(See Page No. 3 of this Catalogue)

Direct From Mill To You

Plans and prices on barns and other construction sent on request.

Estimates on items not included in our specifications gladly furnished on request.

We allow 2% discount when cash in full is paid with order.

HOW TO FIGURE COST OF FREIGHT

The weights shown above are guaranteed and include and absorb the differential in rate on Shingles, Paint, Hardware and finish so that the actual freight can be based on a straight lumber rate to your destination. When you have decided on the style of home you desire, inquire from the local Railway Agent for the rate on lumber from Olympia, Washington, to your destination, car load lots; compute the weight shown above with the rate quoted. Example: The weight on House 454-A is 37,000 lbs., present rate on lumber to Chicago is 73 cents per 100 lbs., multiplied by the rate equals \$270.13 to Chicago. If the actual freight on arrival exceeds the guarantee send us the freight bill or copy and we will refund any excess above the guarantee shown above.

If freight rates go down you derive the benefit by this method.

TUM

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ORDER BLANK

TUMWATER LUMBER MILLS CO.,
Tumwater, Washington.

Please ship me house Number
the necessary material as follows:

Lumber, Millwork, Hardware, Painting and Convenience Features as pic-
tured in plans and specifications of your Catalogue No. 3 and quoted
at \$

I desire the changes listed below at additional price of \$
reduced \$

TOTAL \$

Less 2% for cash with order \$

NET TOTAL \$

I enclose \$ covering initial payment on the above mentioned house.
total

Signed Buyer.

GENERAL INFORMATION

Color of Paint Outside

Color of Stain Inside

Is Basement Desired?

If no basement, is house to be supported on masonry footing or concrete blocks?

REMARKS: (Specify changes, if any, or give any other information)

SEE OTHER SIDE FOR TERMS

Please fill in the spaces below, so we can make immediate shipment without further instructions.

Name

Shipping Point

Post Office

State

Street or Rural Route

Is there any Railway Agent at Your Station?

(If there is no agent, include extra money for freight, as shipments to closed stations must be prepaid.)

OUR LIBERAL TERMS

PLAN 1. CASH WITH ORDER. 2% discount is allowed for cash in full with order.

PLAN 2. BANK GUARANTEE. If you do not want to send cash in full with order and take advantage of our 2% discount offer, send us \$100.00 of the purchase price as evidence of sincerity and good faith and deposit the balance of the Net Catalogue Price with your Banker in accordance with the terms of the Bank Guarantee below. Have him fill out and sign the Guarantee and we will ship you the material subject to your inspection. (No Discount allowed on Plan No. 2) No matter which plan you may select, you are absolutely protected by our Guarantee to furnish all material as represented.

BANK GUARANTEE

We hereby acknowledge receipt of \$, deposited by

Mr.

for the credit of Tumwater Lumber Mills Co., Tumwater, Washington, to be remitted to them for material described above. Payment shall be made within five days after arrival of each shipment, with the explicit understanding that the Tumwater Lumber Mills Company will make good any shortage or unsatisfactory material (if there should be any).

Name of Bank or Building and Loan Co.

Date

President or Cashier.

Town

State

THANK

For opening 2x4 stock
breakdown
with
Rejection

The Tumwater Lumber Mills Company

Tumwater, Wash.

Manufacturers of

Ready Cut Homes



C. R. ROY Sole Agent
Pacific Coast and Foreign Countries
1021 Alaska Bldg.
Elliott 6024

Introductory



OUR aim in presenting this little book to the public is to illustrate by a few pictures and miniature plans a better method of house construction than was possible before the perfection of the Ready-Cut system. While the designs shown on the following pages are only a few selected at random from the many plans that we have they will convey an idea of the beauty and economy which is typical in all of our houses.

Our business is selling houses direct to the home builder and situated as we are, in the very heart of the lumber producing Great Northwest with our own forests, mills and factory for Ready-Cutting, we are enabled to so prepare the lumber as to make the erection simple, economical and thoroughly satisfactory.

Do not confuse our houses with the "portable" variety. The homes described in this catalogue as well as all that we manufacture are as strong, durable and warm as correct designing and the best of material will produce.

The reason that you can save money in buying our Ready-Cut homes is simple and easily told;

The waste in lumber in ordinary construction is enormous.

Under present prices of tariff the freight on this waste is still more enormous.

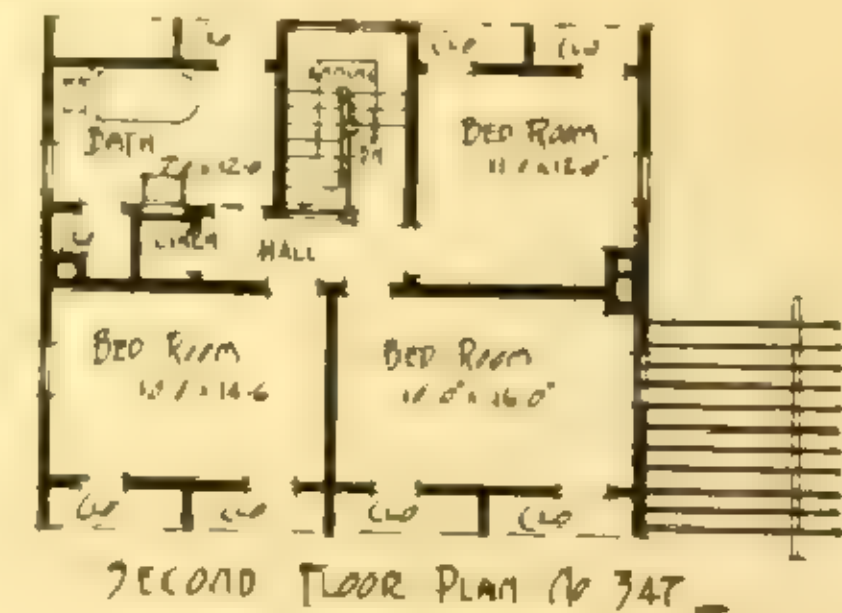
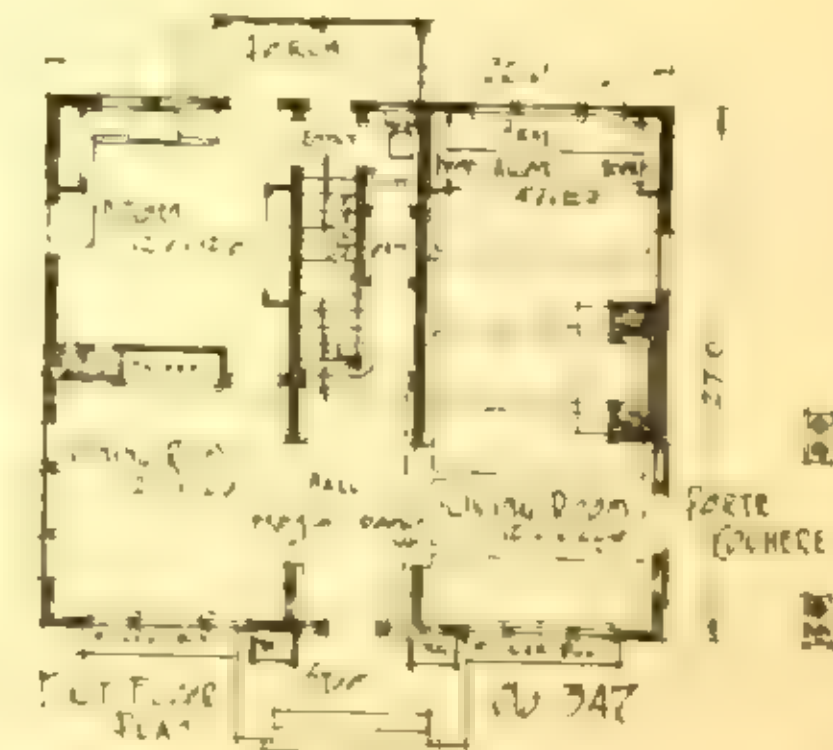
The ordinary architect or builder, in planning your home, is not trained to consider the matter of cutting lumber to waste. By our system of manufacturing the Ready-Cut home, this waste is eliminated, our modern power-driven machinery eliminates hand labor and does better work. Our architects are specialists in Ready-Cut construction and when a house is "Cut" and ready for shipment every girder, joist, studding, rafter, header, cripple, in fact every piece of lumber going into the building is cut to fit, numbered and tabulated ready for erection.

The plans which we furnish for the erection of the house are drawn to the minutest detail and so simple that any carpenter or builder can tell at a glance just how the building is to be erected.

There is much more that we could say regarding the advantages of our Ready-Cut houses over the old type of construction but we do not believe that this is necessary as the public in general is now thoroughly familiar with all of these advantages as the pioneering has all been done and the Ready-Cut system has had the stamp of approval from the economy buying public for several years.

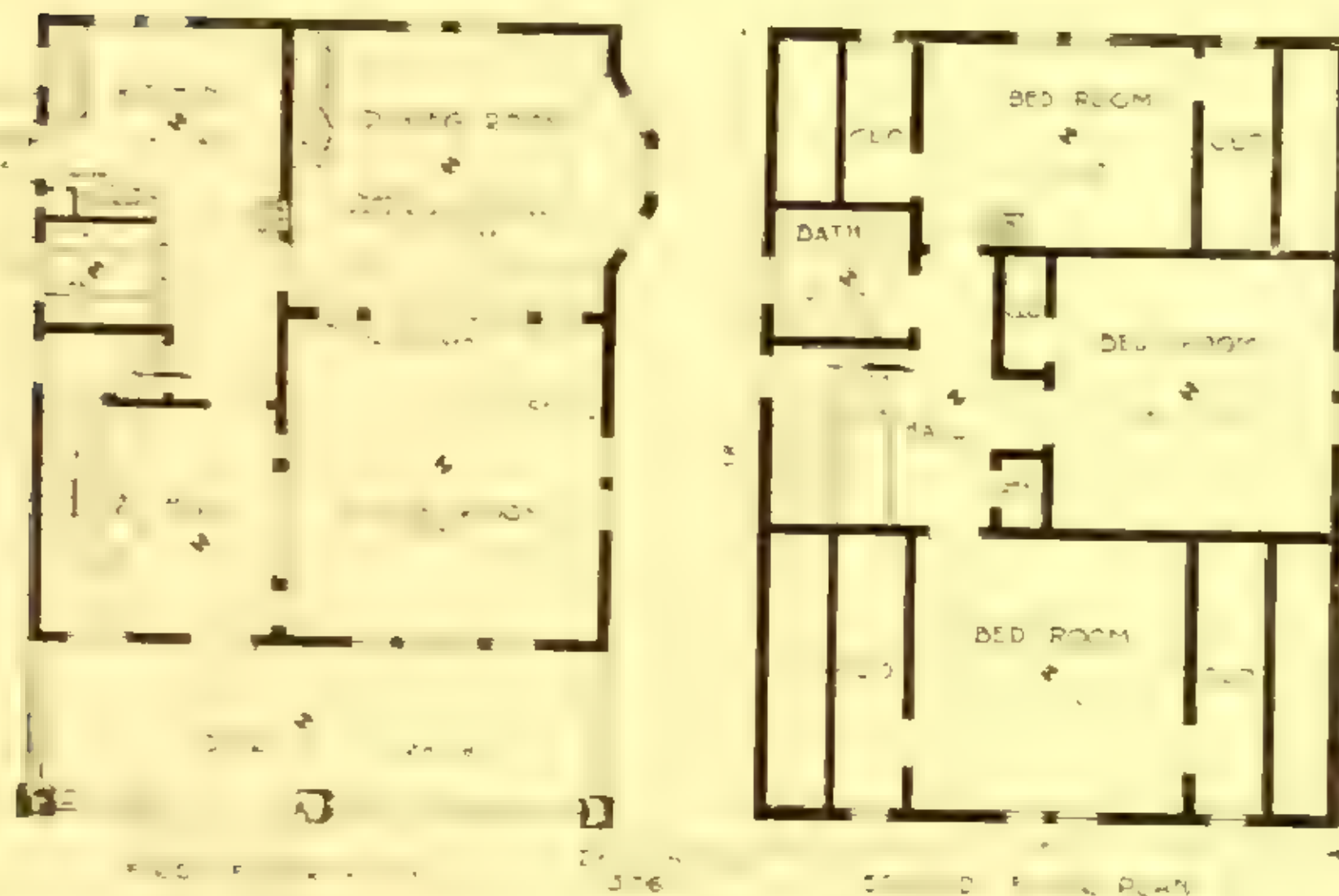
We do not quote prices in this catalogue owing to the unstable condition of the lumber market but will be pleased to furnish same upon request.

The Tumwater Lumber Mills Co.



Design No. 347

347—This is probably the best Dutch Colonial design we show. Holding as it does to the best traditions of true Colonial design; the elevation is perfectly symmetrical, the front door is exactly in the center, side lights and seats are provided on either side of the old-fashioned hooded stoop, and the triple windows in dining room and living room all helping to carry out the scheme, present a very pleasing appearance. And inside the house we find six dandy rooms. The living room with the cozy alcove completely filling one side and the dining room and kitchen the other. The stairway going up from the reception hall lands in the pass hall on the second floor, and from this hall open the three bedroom and the bathroom doors. The pergola over the driveway is a very pretty treatment that can be omitted if necessary owing to size of lot.



Design No. A570



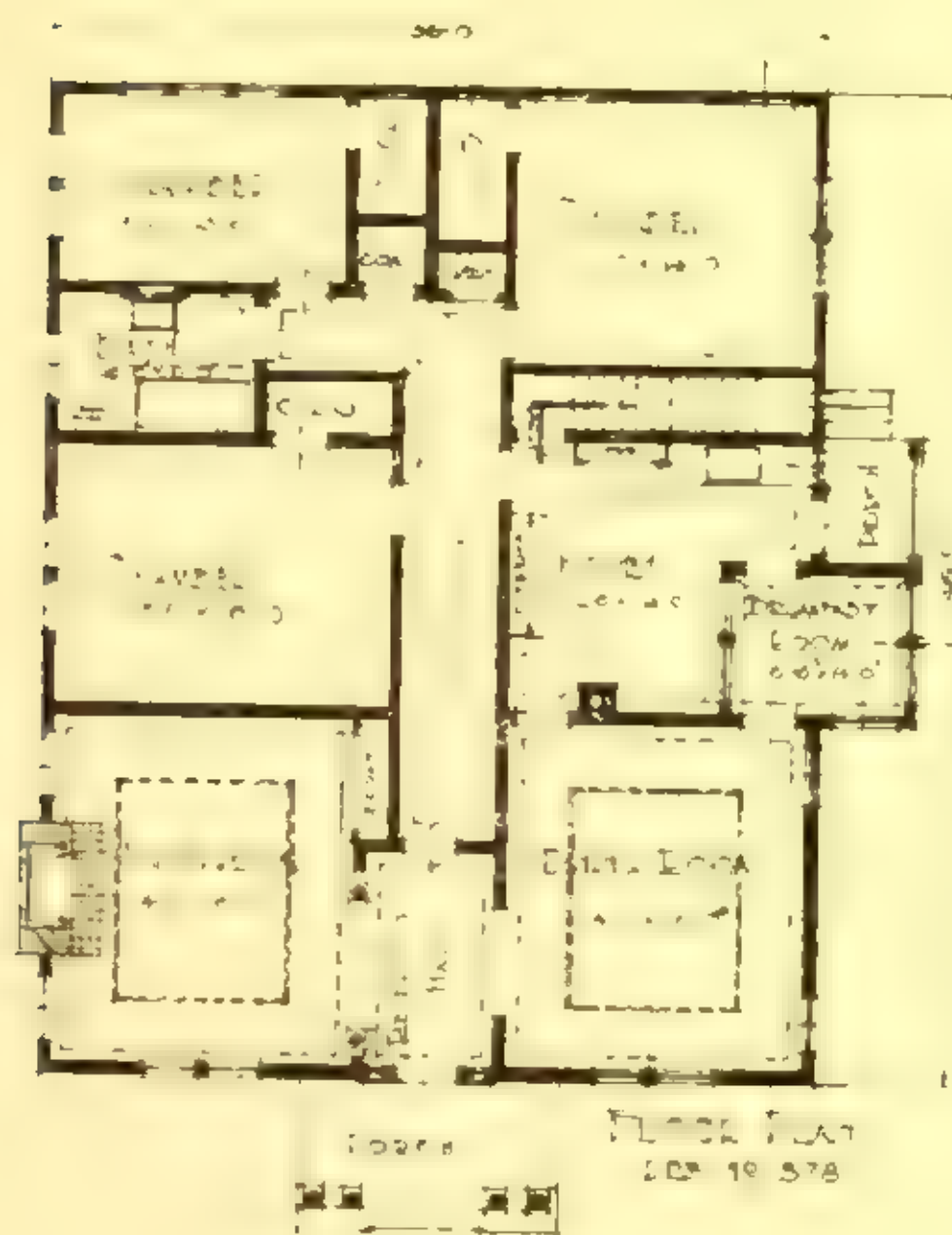
A570—In this one story and a half house, we have a design that meets the requirements of many home builders, as the second floor extends out over the roof, thereby giving large roomy bed room. The beautiful built-in colonnades and the open stairway add a certain charm for the occupants. The breakfast room off the kitchen is appreciated by the housewife. Buffet and beam ceiling in the dining room are as shown on plan. The three large bedrooms with well lighted clothes closet and bath room constitutes the second floor. The exterior walls are covered with Cedar Siding, but the upper part of the house, above the belt course, may be shingled if desired.



524—Another extremely popular design of five rooms on the ground floor with two bed rooms, one 14 by 14 feet, the other 10 feet 6 inches by 14 feet, and sleeping porch of ample size on the second floor. The fireplace is enclosed in an angle nook with seats on either side. Large, roomy closets are provided for all the bed rooms and the bath room is located convenient to all rooms. The plan calls for a brick flue in the kitchen for kitchen range and laundry stove. The furnace flue is in the fireplace chimney.



Design No. 524



Design No. 378



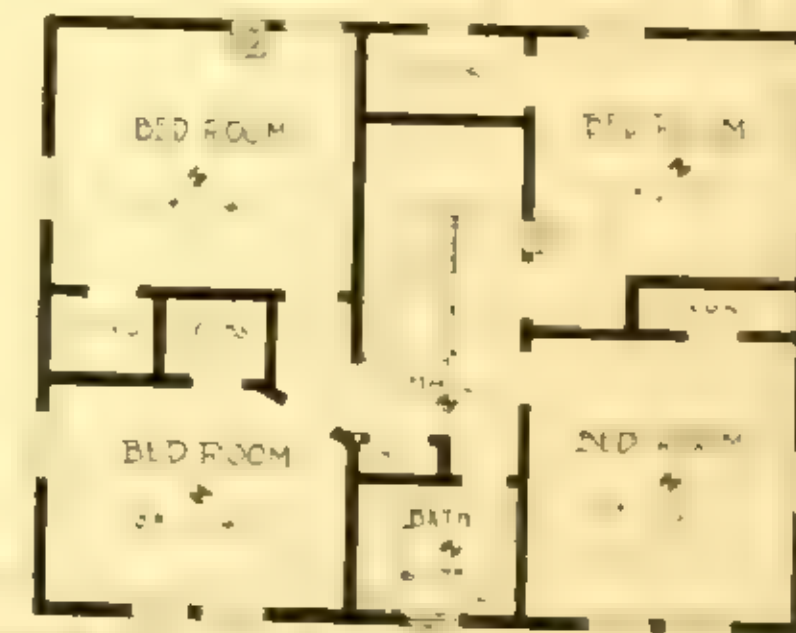
378—Own your own home—and if you are lucky enough to have one like this you need envy no one. A dignified if not imposing exterior, softened by the shadows of a setting sun, with here and there a touch of bright color where some flower is blooming on trellis or window box. The general design and the treatment of the various details are worthy of careful study. They are exceptionally well developed. Within the house we want for nothing—living room, dining room and reception hall—we have them, well planned and of good size. No need to more than mention the unusually large bedrooms with their roomy closets; they tell their own story, but we wish to call your attention to the arrangement of breakfast room. Placed between kitchen and outer wall as it is would under ordinary conditions tend to darken the kitchen, but with the introduction of moss glass in dividing wall this objection is eliminated and a very attractive room provided.



A570 Here is a residence that any owner may be proud of. It has a striking appearance, combining comfort with elegance. The bracket supported gables over main roof, dormers and porches are well adapted to this style of architecture. The first floor plan provides a central stair hall, a living room and den at left, and the dining room and kitchen on right. The comfortable, as well as convenient arrangement of the second floor, is particularly attractive. This house, No. A570, is considered by our supervising architect to be one of our best designed residences. A careful study of plan will bring out its many merits.



FIRST FLOOR PLAN
DESIGN NO. A570
28' 0" x 36' 0"



SECOND FLOOR PLAN
DESIGN NO. A570

Design No. A570



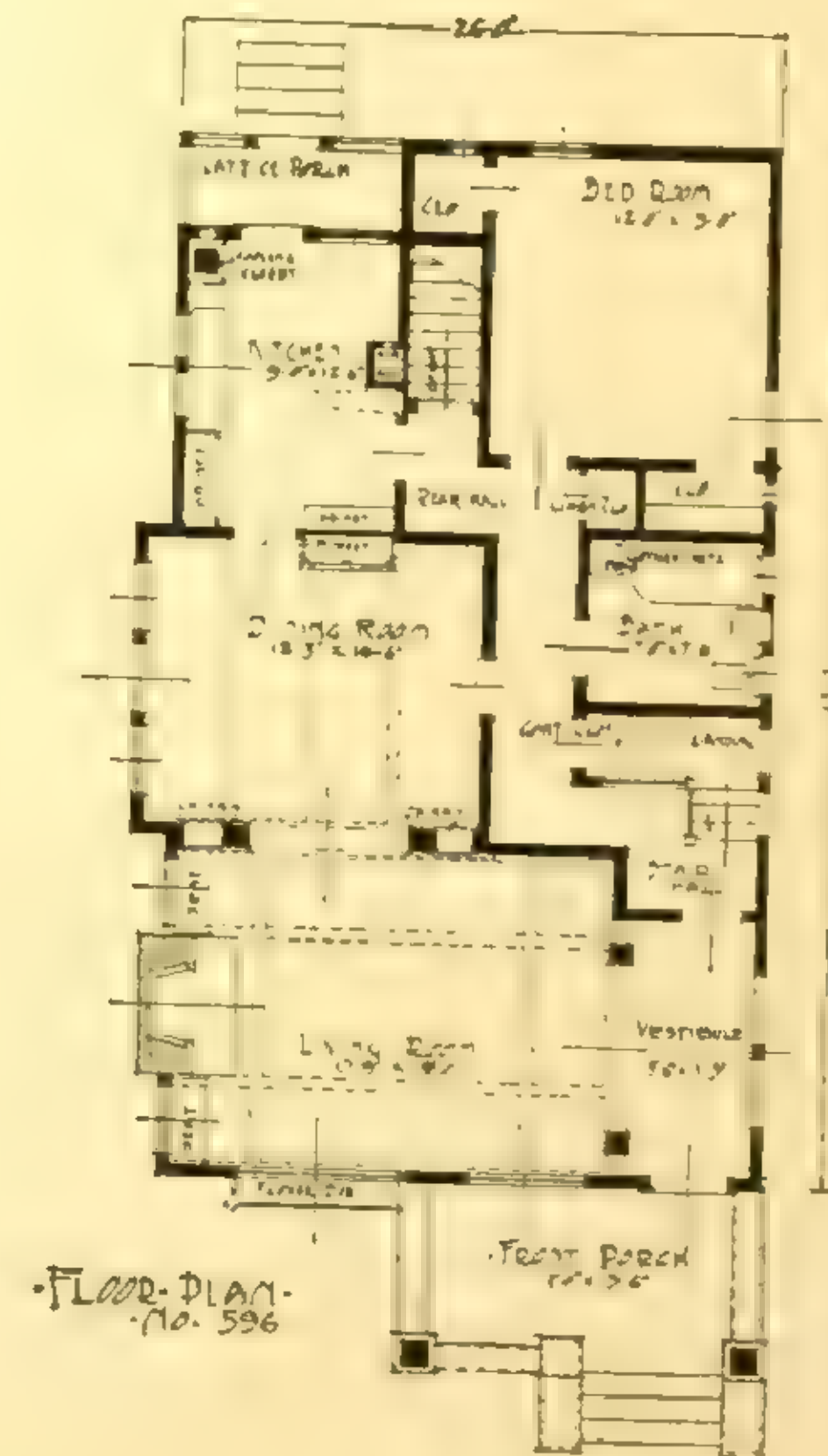
Design No. A573

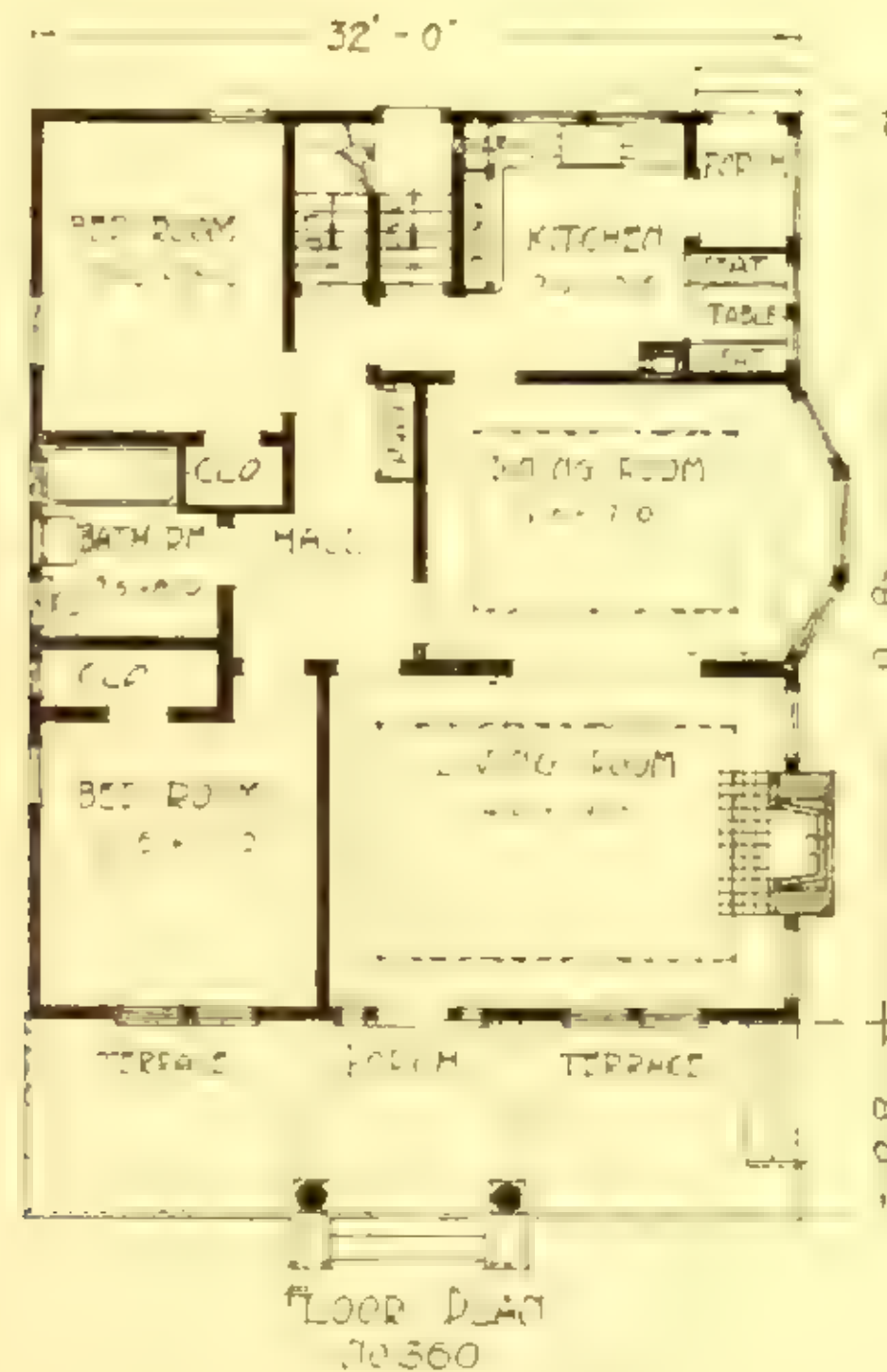


A573—This home as here shown is of the pleasing Dutch Colonial type. It is a popular design and has many attractive features. All the rooms are of ample proportions and well arranged. The side porch offers an added social feature not to be overlooked. The two colonnades separating the stair hall, living and dining rooms give the interior an open and inviting appearance while the three bed rooms on upper floor located conveniently to bath room makes an ideal arrangement.



596 -The story and a half of the elevation has lent itself to a very pleasing treatment. With alternate coursed shingles, stained silver gray, white painted trim and the red burlap texture of the brick, we have a combination that is hard to beat. The flaring skirting below the heavy water table relieves a design which otherwise might by some be considered too severe. In this plan we have the sleeping quarters entirely separated from the living room and by the same token have made it possible for one to go from front to rear of house or upstairs, without passing through any of the rooms. Upstairs we have sufficient space for one large bedroom, a smaller one and a sleeping porch.





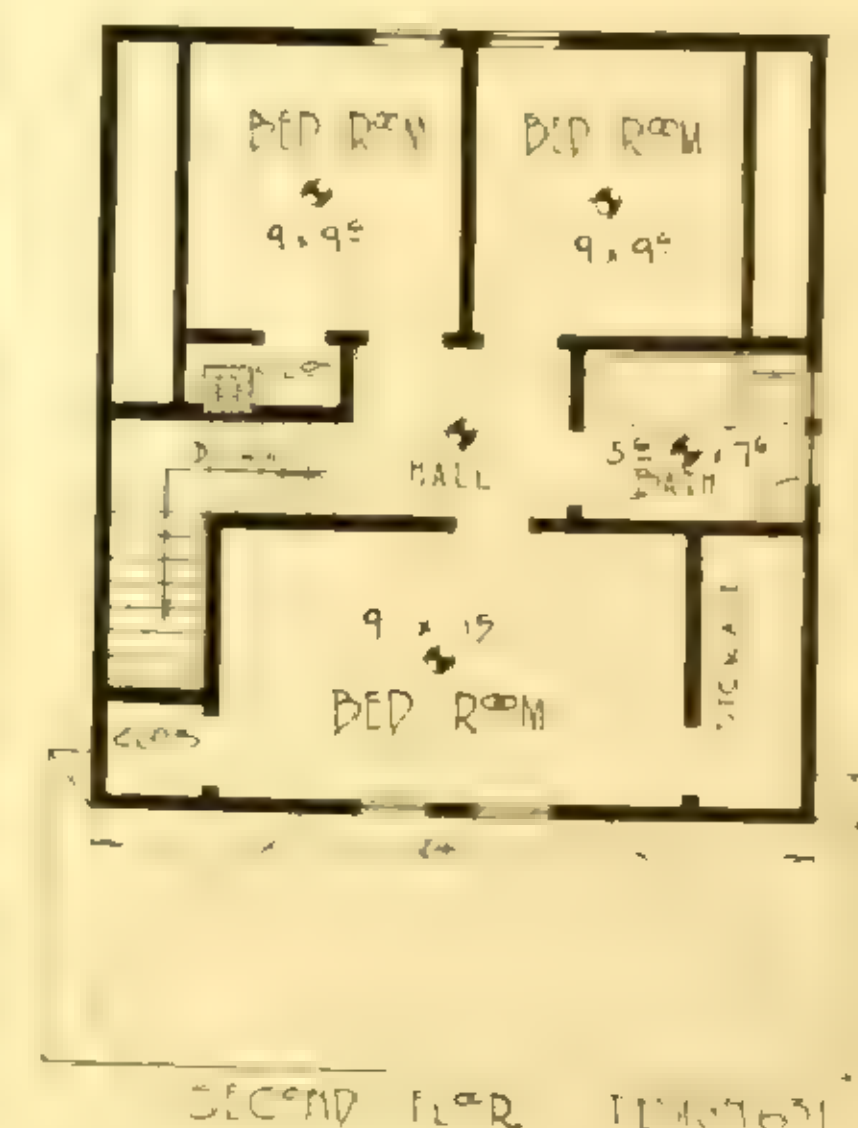
Design No. 360



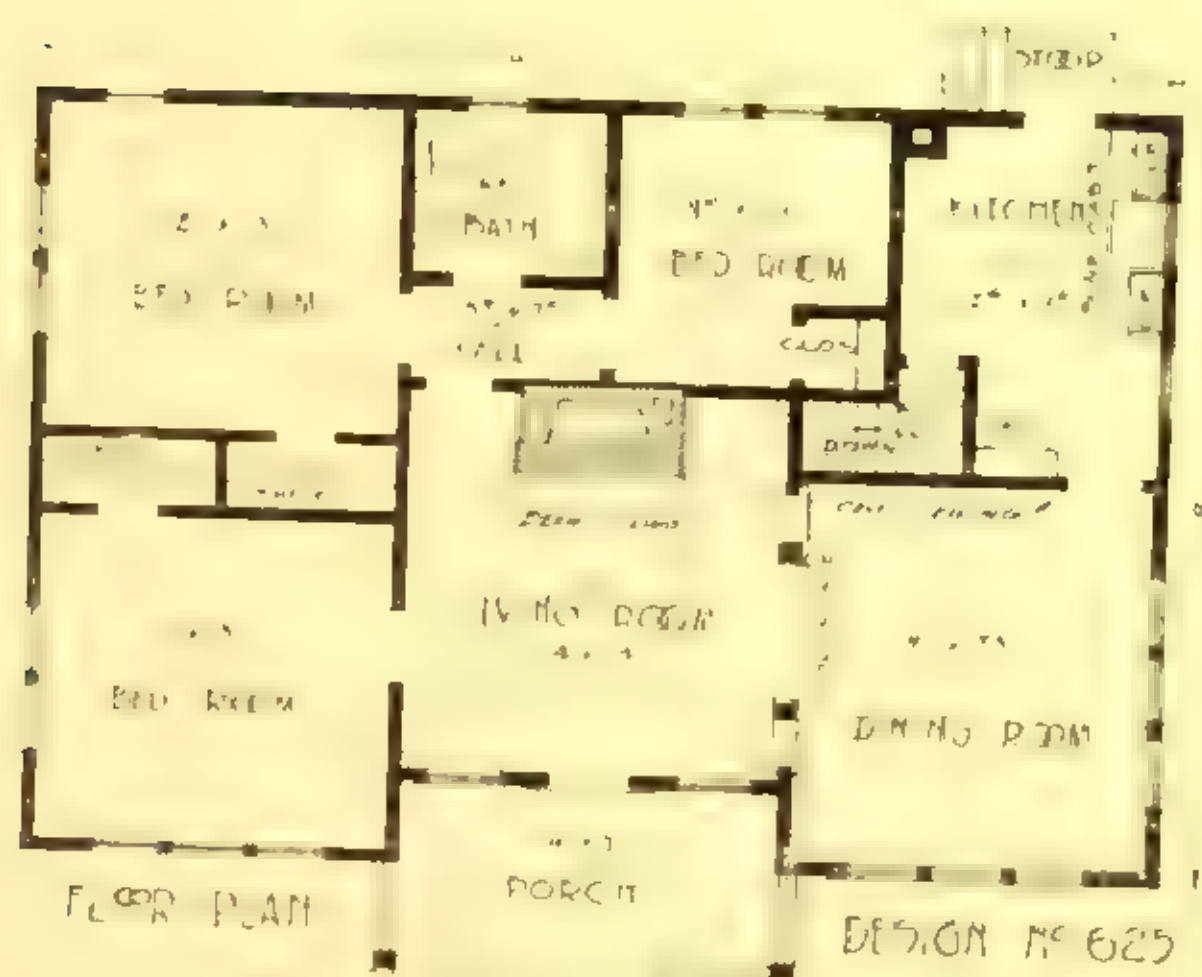
360 Interesting effects in latticed trellises and dainty pergola flank the attractive entrance; providing support for climbing vines and roses. The exterior wall is covered with four-inch lap-siding, which with the trim is painted white. Screened lattice in the tips of the gables ventilate the attic space and keep the house cool in summer. The plan is good, providing as it does for a central hall into which every room in the house opens, thus saving wear and tear on the furnishings of one room, caused by the regular traffic over one spot. The kitchen is well laid out and very neat, and the basement stairway opens on a grade entrance. Ample closet space is provided for each bed room, and numerous windows give plenty of light and air to all the sleeping rooms. The mantel in the living room is a delightful bit of design in red brick and white woodwork. Ceiling cove and panel molds complete the finish of living and dining rooms.



A631—This is a very popular little home for an up-to-date farm or ranch. It is very attractive and home like. There is a nice large front porch which leads into a reception hall. This hall has a spacious closet for wraps. The Living and Dining Rooms are separated by a neat eased opening. This is an ideal little home for the person of moderate means. The best of material is furnished to make it strong and durable.



Design No. A631



Design No. A625



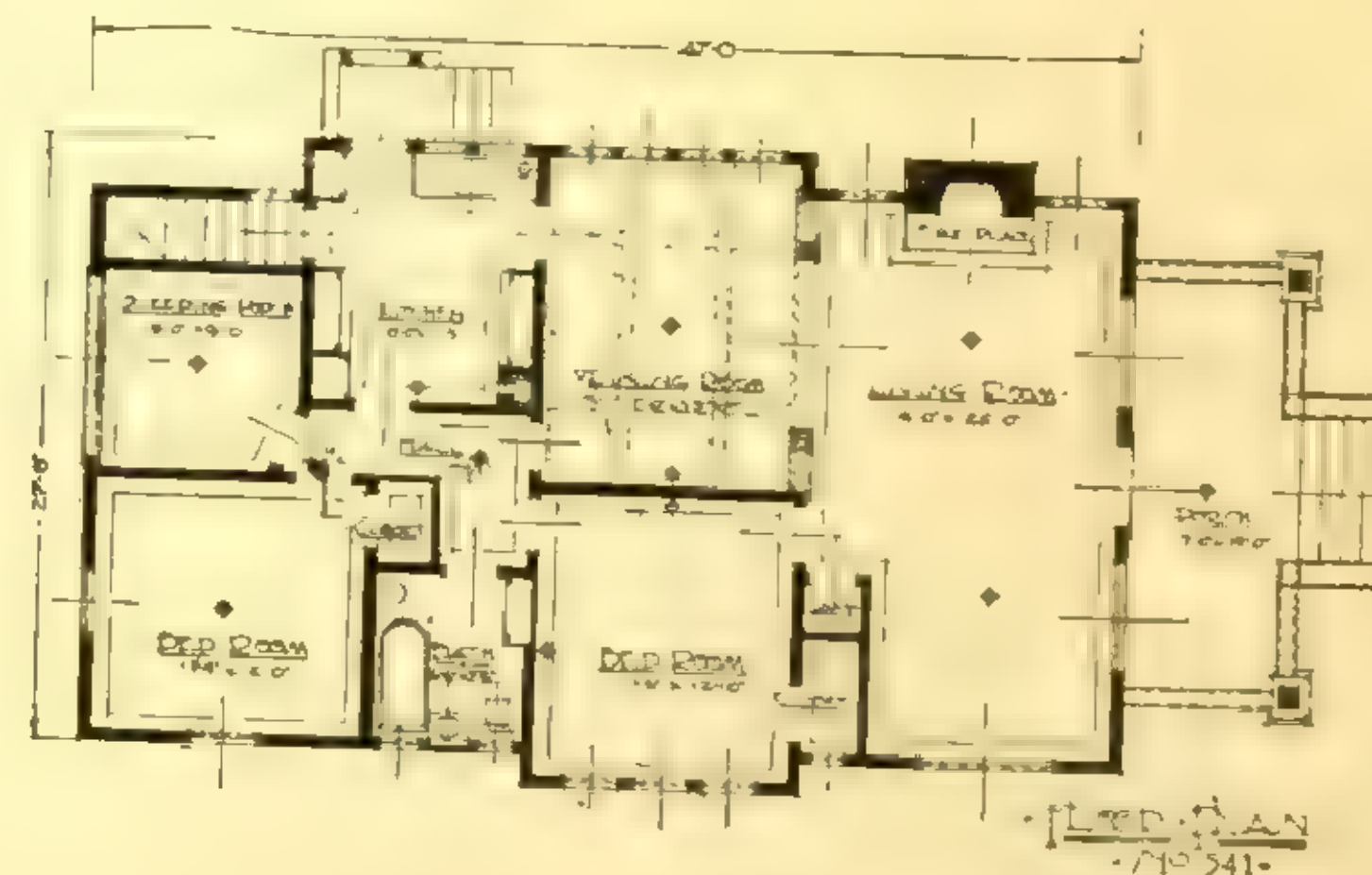
A625 Here is a house that is worth investigating. The plain neat and sturdy lines of this design are always in good taste and will look well in any neighborhood.

The large casement sash add a charm to this home. The plan is very well thought out and there is no waste space. The living room is beamed in an up-to-date design and is connected with the dining room with a bookcase colonnade.

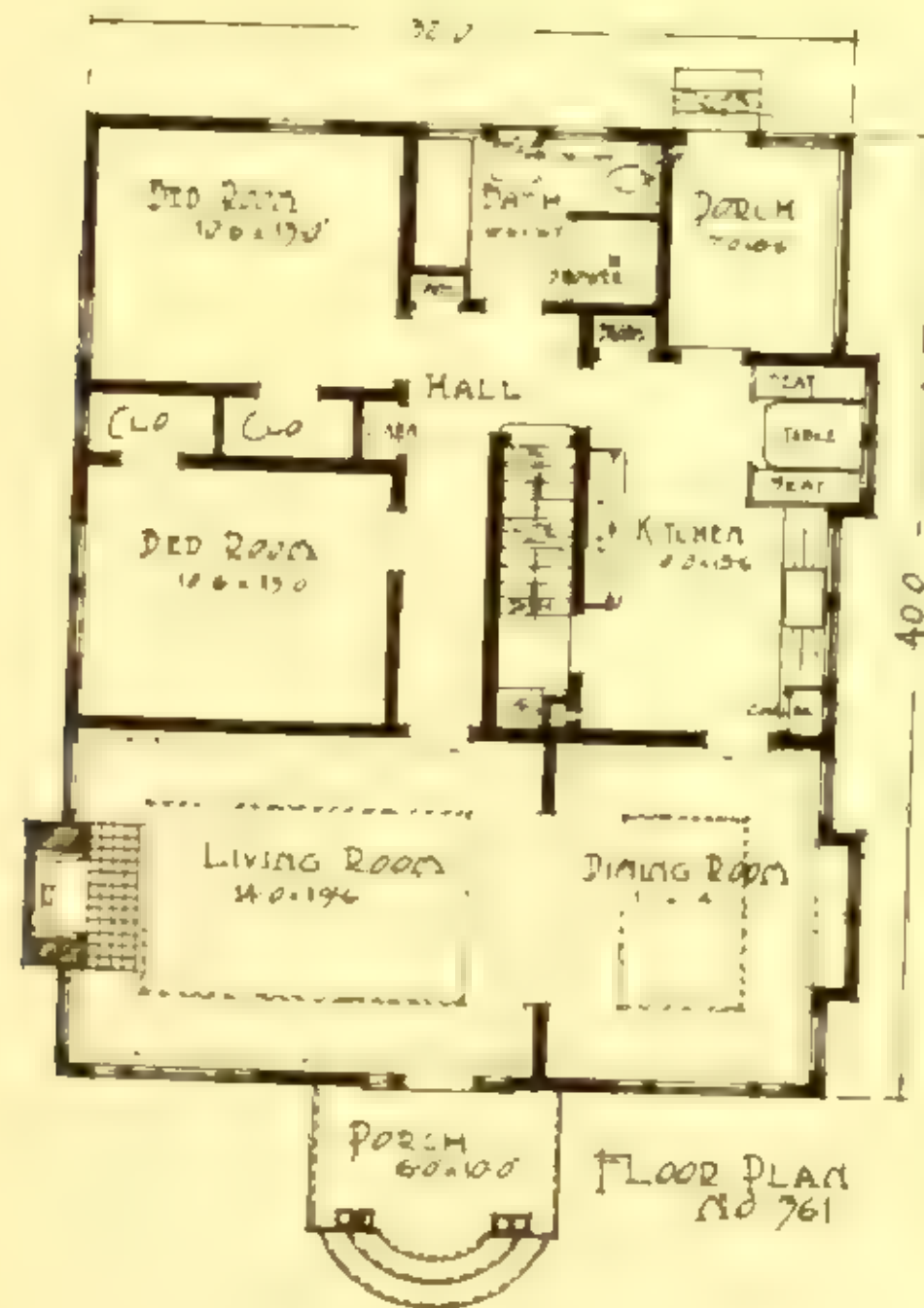
The kitchen is laid out very conveniently.



541—A very practical design of five rooms. The full width of the living room is fourteen feet, and it reaches from one side wall to the other. The dining room has beamed ceiling and paneled wainscot. A sleeping porch is included in the plan connected to either of the bed rooms by the hall. The kitchen is of the cabinet pattern; everything used in the kitchen may be kept out of sight here and kept spotlessly clean.



Design No. 541



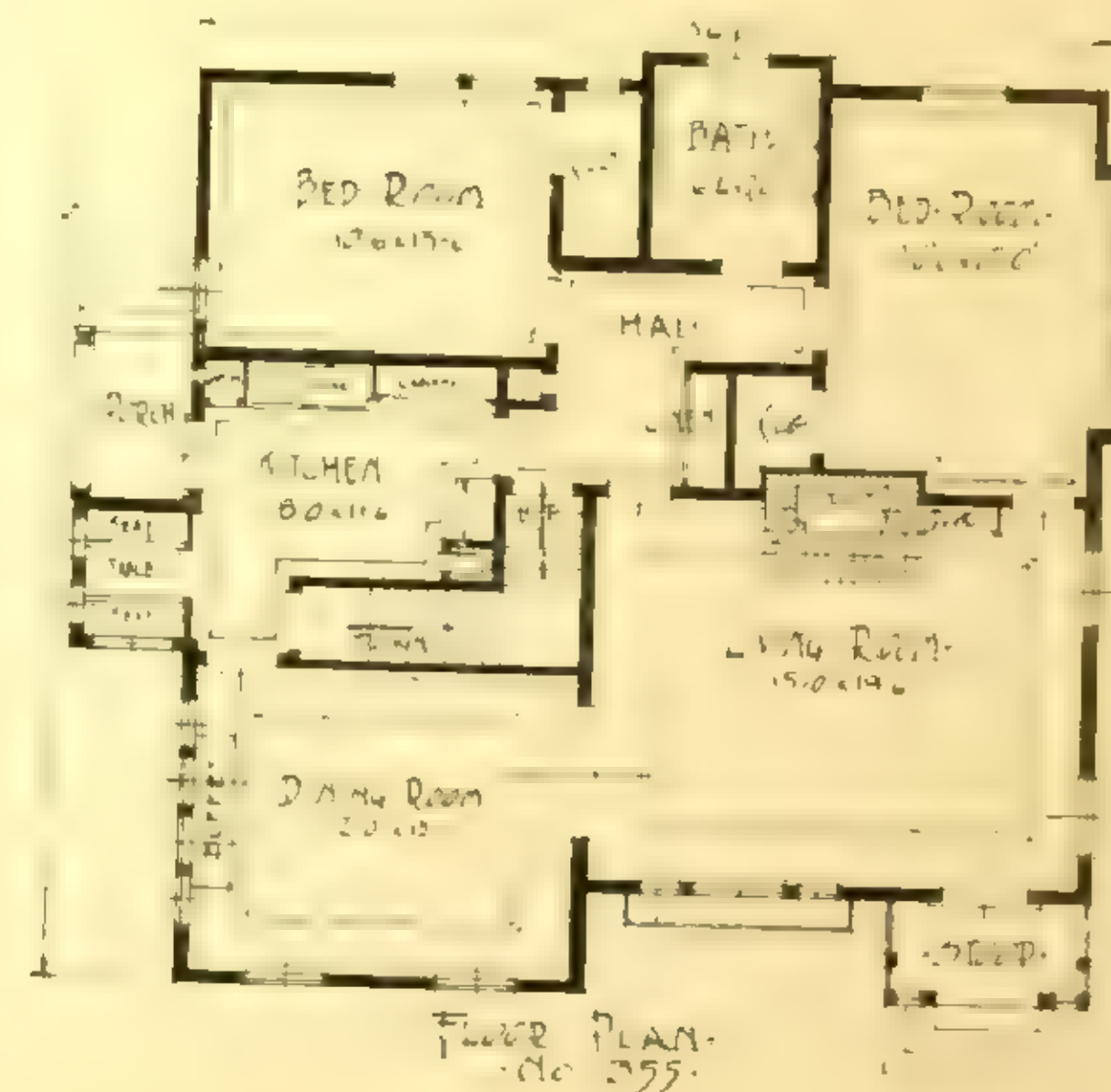
Design No. 361



361—Wide siding and a splendid doorway. These are, perhaps, the most noteworthy features of this design. The wide siding can be obtained almost anywhere. But the delightful doorway! Here we need an artist to delineate and an artisan to construct. The result is worthy of the effort. It is unfortunate that the awning, so necessary in sunny climates, should hide the detail of the porch roof which is a feature in itself. Entering directly into the living room with its attractive mantel on the left, and the door to the dining room on the right, we find the door to the hall directly opposite. This convenience will be appreciated by the thoughtful housewife as she can by means of this hall reach any room in the house without passing through any other. The dining room and living room are finished with cove and ceiling mold. Bath is provided with shower in addition to the usual fixtures. The breakfast nook is larger than the average.



355 -The White Elephant House No, we don't mean that this is a drug on the market, far be it from such. What we do mean is that this design was picked by a building committee of the Women's League for National Service as one of the most attractive and practical plans to be found anywhere, when they wanted to build a house to sell for the benefit of the Belgian and French Orphan's Fund, and as their shop is known as the White Elephant Shop we have come to call this the "White Elephant House." We have learned by experience that the "woman plans" as well as "makes the home," and feel that it is necessary to extol the virtues of the plan, and will simply state that the exterior wall is clothed with shingles laid in double courses, nine inches to the weather, and that the porch and steps are of paving brick laid in cement.



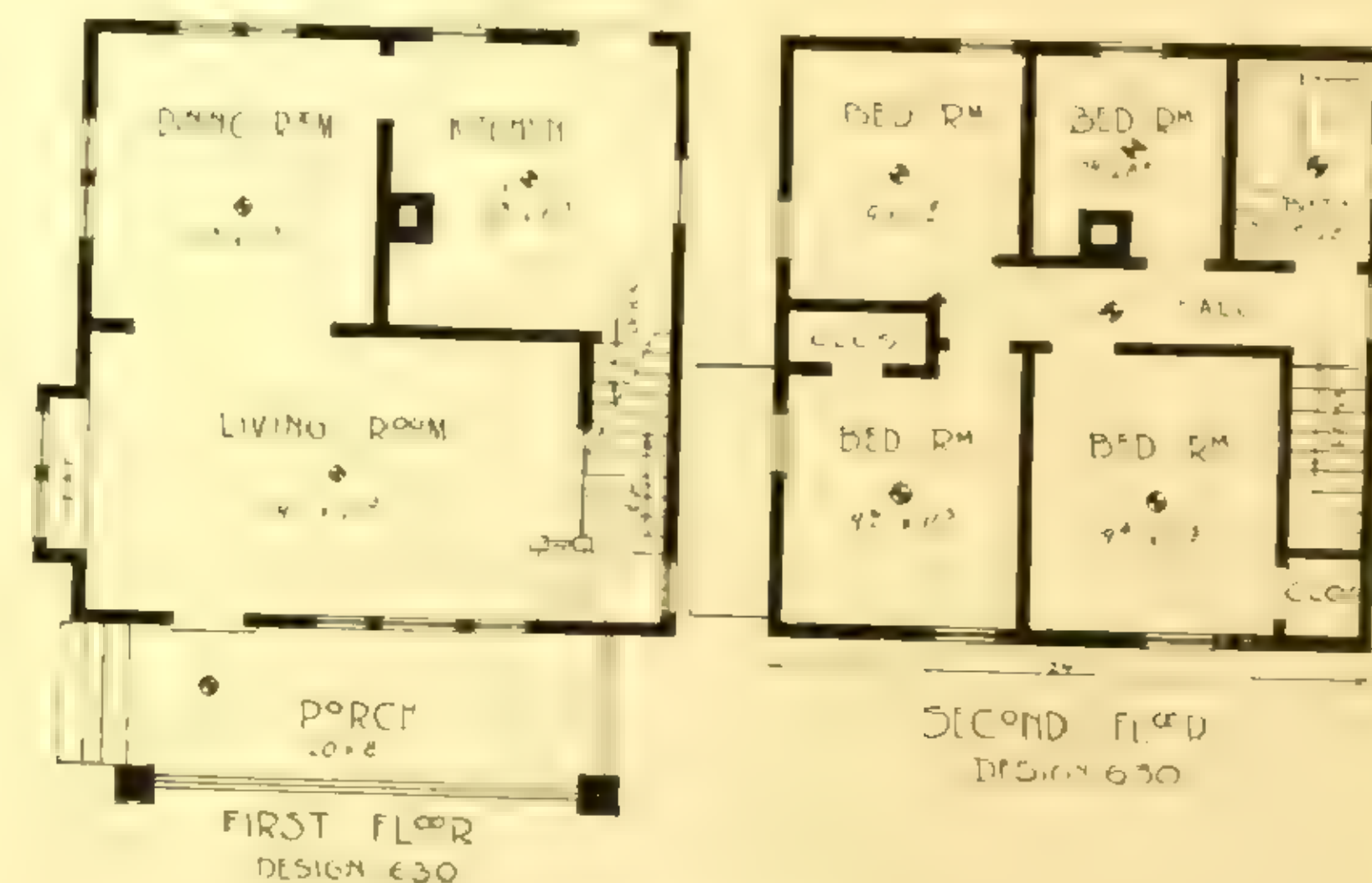
Design No. 355



243-A—Almost like a palatial cottage is the exterior of this bungalow, with its irregular lines of roof taking away the small, uniform appearance found in many bungalows. Designed for a deep, narrow lot, the rooms are all carefully proportioned, more attention being paid to closet space than is usual in small homes. Shelves are provided in both of the large closets, as well as in the large linen closet. A Pullman diner is provided in the kitchen. The bed rooms are at either corner of the house, with hall connecting and bath room between. The living room off the substantial-looking porch has coved ceiling and artistic entrance to the dining room. The latter has an immense bay jutting out from the side of the wall, with six lights and a ledge within for flowers, or if preferred for a window seat.



A630 The square house has many advantages. It has full head room on both floors and absolutely no waste space. The only objection to a square house is its plainness. We think that you will agree with us that this little home has overcome this objection. The large front porch is very inviting and gives the house a bungalow effect. The exceptionally large living room with the open stairway at one end and the window seat at the other is a big feature in this design. The upstairs is conveniently arranged into four sleeping rooms and bath.



Design No. A630



Design No. A563



A563 The home shown here is designed for its simplicity and ease of construction. There is no unnecessary material used in any way. All the available space is utilized to the utmost advantage. The living room, entered from the porch hall, is connected with the dining room by means of a column opening of artistic design. The bath room, cellar stairs and rear porch are reached from the kitchen. Both bed rooms are provided with clothes closets. The bay window with seat is an added convenience in the dining room.



247 A The use of brick and cement with siding makes the outside of this house very pleasing in appearance. The porch extends nearly across the front of the house and has a large square timber for a support at either corner. The braces protrude through the verge board rather than appearing beneath it. Entering the living room from the porch, one finds the mantel on the outer wall, affording opportunity for an attractive chimney of rough brick without. There is a broad arch leading to the dining room, which is beamed and has a square window at the side with seat beneath. Back of the kitchen is a good sized porch and a pretty built-in breakfast nook. A hall connects the bed rooms with the dining room and bath room.



Design No. 247-A



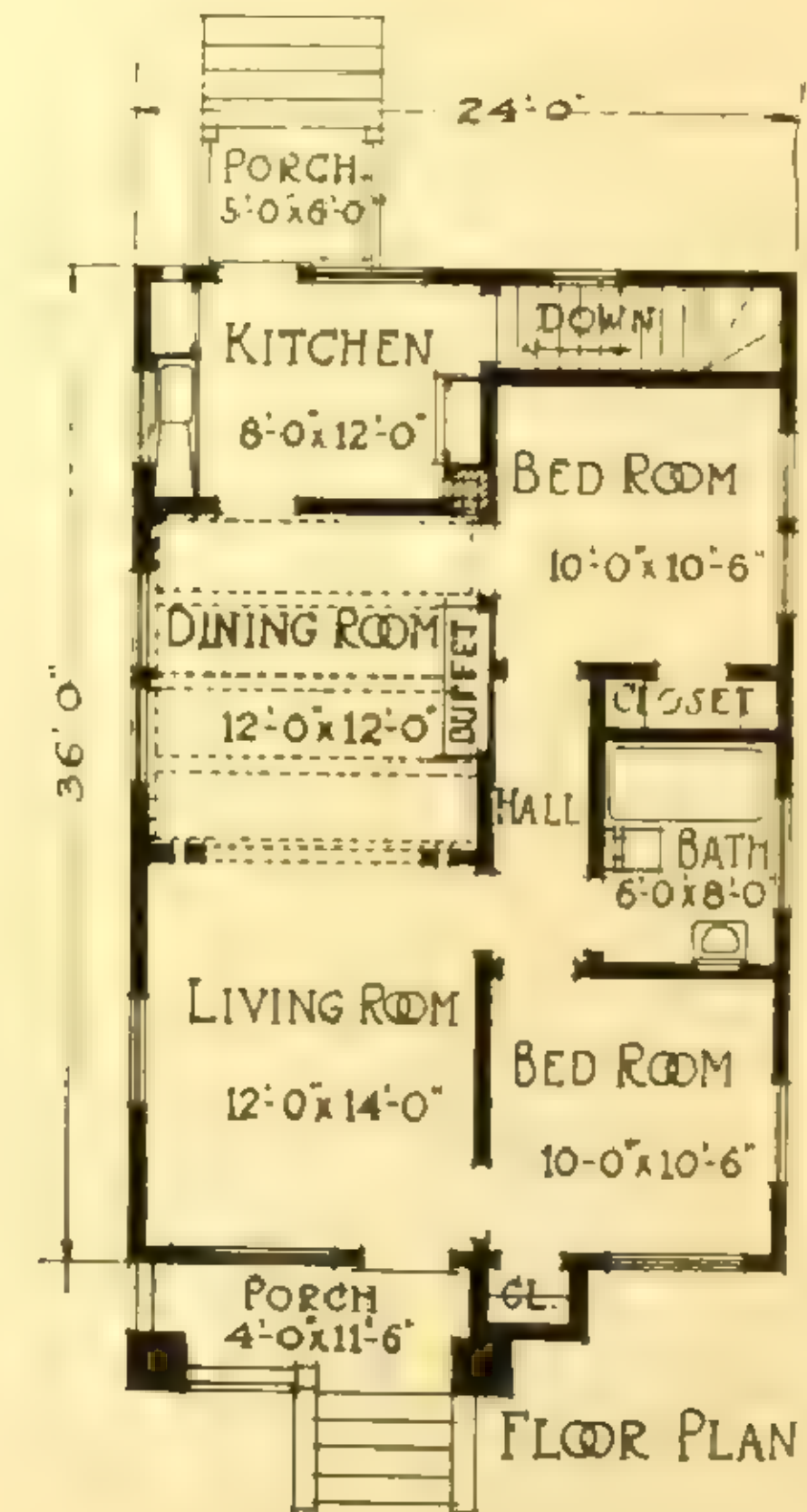
Design No. 747



747 - We do not hesitate to say that the plan shown here will fall the requirements of a great number of prospective home builders and prove to be one of our most popular designs, as we have combined in it an exterior similar to that of the most popular home we ever put out, and a floor plan that cannot be excelled in the ground space the same size or for the expenditure of a like amount of money. The large living room with its attractive fireplace of brick and the grouping of the remaining rooms about the hall are the features we know will appeal to all.



428—This plan offers an inexpensive home with the necessities of a five-room bungalow 24x36 on the ground and well adapted to a narrow lot. The treatment of the gables in front is very attractive. The whole exterior is covered with six-inch rough cedar siding and stained a dark brown.



Design No. 428



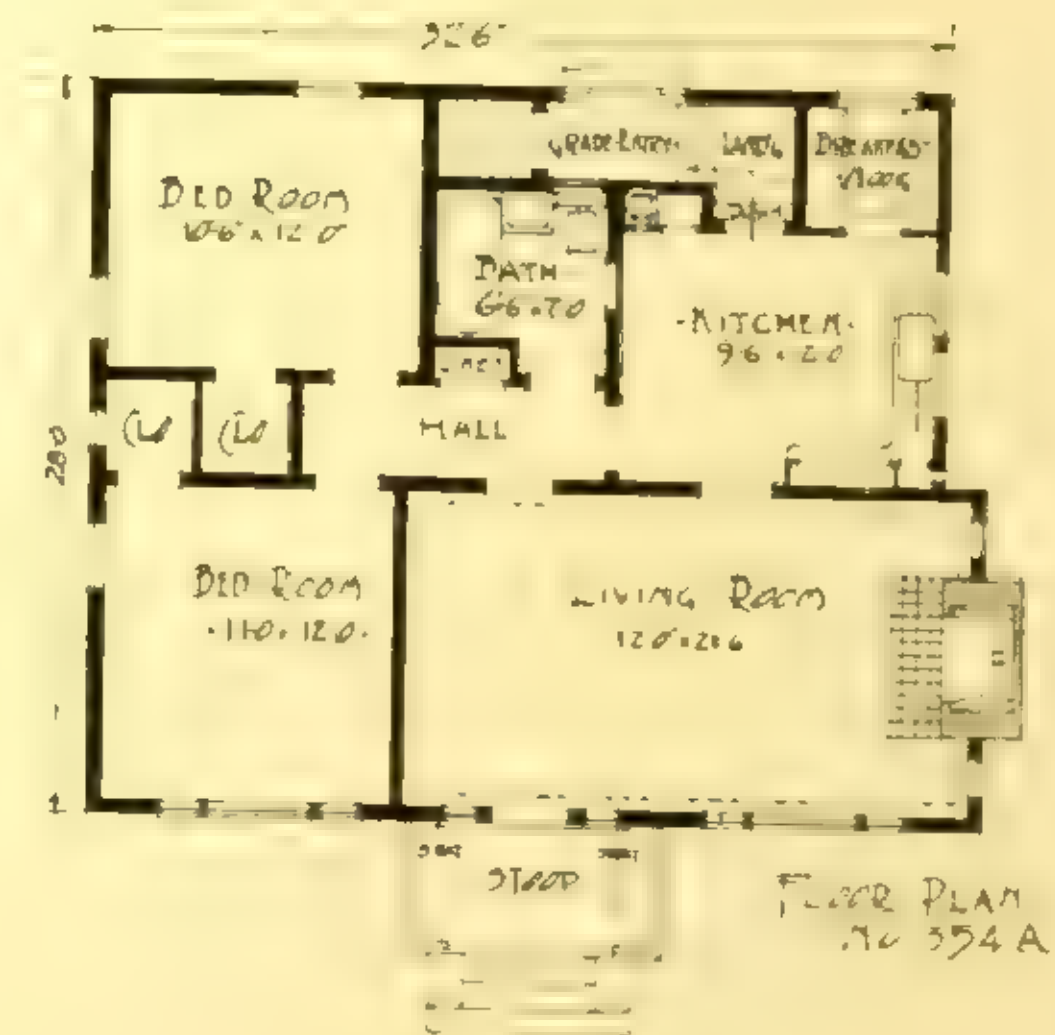
Design No. 303



303 -A living room that embodies every idea of that term is a notable part of this cozy little bungalow. The room is 16 feet square and is a combined living and dining room. The corner opposite the stone or brick mantel is devoted to the buffet, fitting into the wall and leaving a wide expanse of room for the round mission table. This, when not in use for dining purposes, may be protected with a bit of drawn work or embroidered centerpiece, and with a fern dish or flower bowl will make a very attractive bit of the room furniture. A large corner bed room opens from the living room, while another door leads into the hall connecting the second bed chamber with the kitchen and bath room. A rear porch provides space for the ice chest and the entry to the basement.

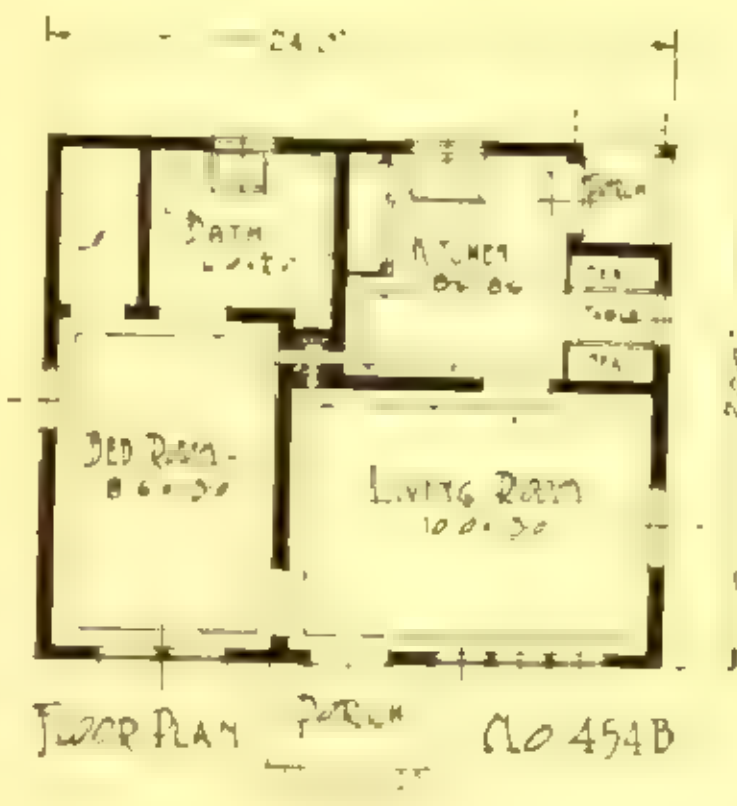


354-A—These four rooms, living room, kitchen, and two bedrooms, are arranged about the pass hall in such a way that the greatest economy of space is obtained. The kitchen is equipped with ample cabinet space and a neat built-in breakfast table and seats. The grade entry is a fine feature of this plan, providing, as it does, an outside entrance to the basement, as well as enabling the architect to do away with the interior stairway, as the entry is capable of being closed in. The exterior above the brick is shingles laid double courses, nine inches to weather.





Design No. 454-A



Design No. 454-B

These two floor plans have the same exterior

454-B Here's our baby—our smallest house. Isn't it a fine youngster with the same economical arrangement of plumbing and the even better placing of chimney in center of house made possible because this is only a three-room plan. Not one inch is lost—in fact, some inches are doing the work of two. Don't delay building an hour, but order your plan Number 454-B this minute. The same statement regarding porch made for 454-A applies to 454-B.



454-A—A neat and attractive but not expensive exterior and a convenient four-room plan. Just study it a little while—can you plan a better arrangement in the space given? Note the economical placing of plumbing—the handy pass hall which connects every room in the house—the breakfast nook and roomy cabinets. Enough. You are writing your order now for number 454-A, but before we go, let us explain that the cement porch is a change from our plans, which call for wood framing throughout.

Our Millwork

The mill work furnished in our houses is the best that the market affords, built of the finest grade clear finish throughout, kiln dried and free from defects.



Quantities

We guarantee to furnish sufficient material for the completion of each house in accordance with the plans and specifications which we furnish.

Our Plan Service

With our architectural department we are prepared to furnish plans specially prepared to meet your individual requirements in case our regular stock plans are not just suited to your particular needs. For this service a reasonable fee is charged but when you purchase the house full credit is given for this amount, and in this manner you secure the best architectural service free of charge.



Interior No. 7

General Specifications

Foundation. Material for foundation is not included, as concrete, stone or brick can be secured in one locality as cheaply as in another. Complete foundation plans are furnished you with detailed instructions for buying this material and building your foundation.

Sills. Center sill, or sills, are always furnished to set into your foundation of concrete, stone or brick. All sills are of a size to amply hold all strains and loads in accordance with engineering standards and good practice.

Joists. All framed, dressed and cut to fit. All joists are of a size to amply hold all strains and loads in accordance with engineering standards and good practice.

Flooring. The flooring used is clean, tongued and grooved and accurately matched.

Bridgings. Wood bridging mitred and cut to length furnished for joists of first and second stories of all dwelling houses.

Sub-Floors (for both first and second stories) —inch lumber, dressed, all cut to fit.

Studding.—Size, 2x4 inches, all framed, dressed, and cut to fit and placed on 16-inch centers.

Wall Sheathing. —Inch lumber, all dressed and cut to fit.

Rafters. Size, 2x4 and 2x6 inches, all framed, mitred and beveled, dressed and guaranteed to be perfectly cut to fit.

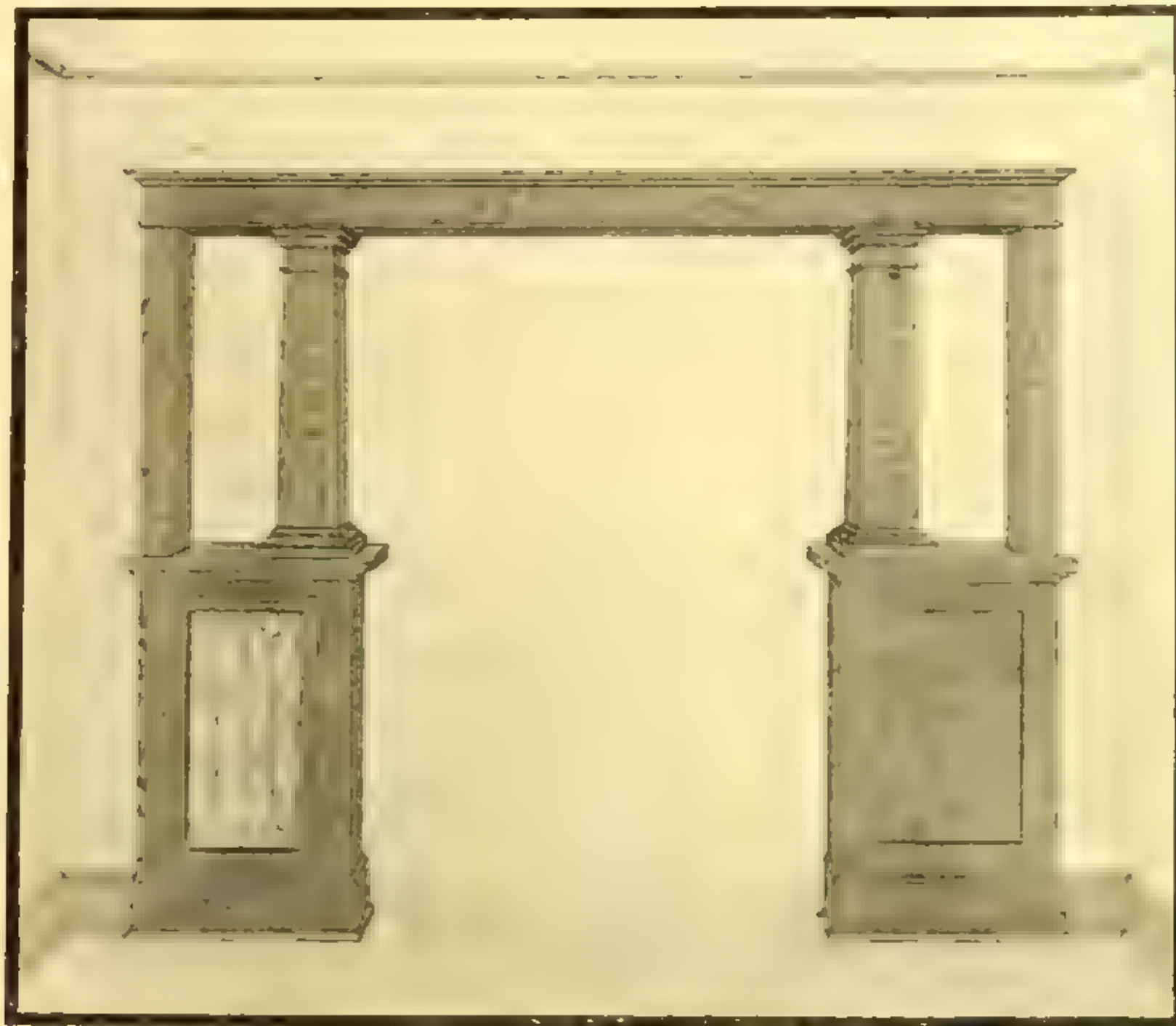
Roof Sheathing.—Inch lumber, all framed, mitred, beveled, dressed and guaranteed to be cut to fit perfectly.

Shingles (Roof) —Extra Star A Star Cedar.

Building Paper. Pure White Fibre, tough and dense, for side walls and between sub-floors and finished floors, of all houses.



Interior No. 5



Colonnade No. 2

Colonnade openings between living room and dining room are provided in many of our plans. The one illustrated above is built so that one side is paneled and the opposite side is fitted with shelves and leaded glass doors. These may be used for book-cases, or china closets and faced either into the living room or dining room.



Colonnade No. 4

The above cut shows plain colonnade with slash grain veneered panels in either one or two panels.



Beam Ceilings

Beam Ceilings certainly add beauty and refinement to the modern living or dining rooms, library or den. They are well worth the cost in any house. The material is shipped knocked down and is thoroughly kiln dried and perfectly machined and sanded.



Pullman Diner

What is more convenient or cozy than a breakfast room? It is an ideal and practical arrangement, and is adaptable to any sized home. Many of the homes designed by us have this feature incorporated in the plans.



Medicine Cabinet

This Medicine Cabinet, complete with casing, sets on the plastered like window trim. Door 20 in. wide by 24 in. high, fitted with bevel plate mirror. The inside is 3 1/4 in. in depth with adjustable shelves. Shipped set up ready to install.



Kitchen Cabinet

Convenience of kitchen cabinet arrangement is of great importance. Our kitchens are arranged to save steps and the cabinets are built right.



Hudson



Ferris



Yoho



Merritt



Hooker



Hall

Special front doors that help to beautify our homes

These designs are artistically and architectually perfect
and the workmanship the best grade clear Douglas Fir.



5-Cross Panel



Craftsman



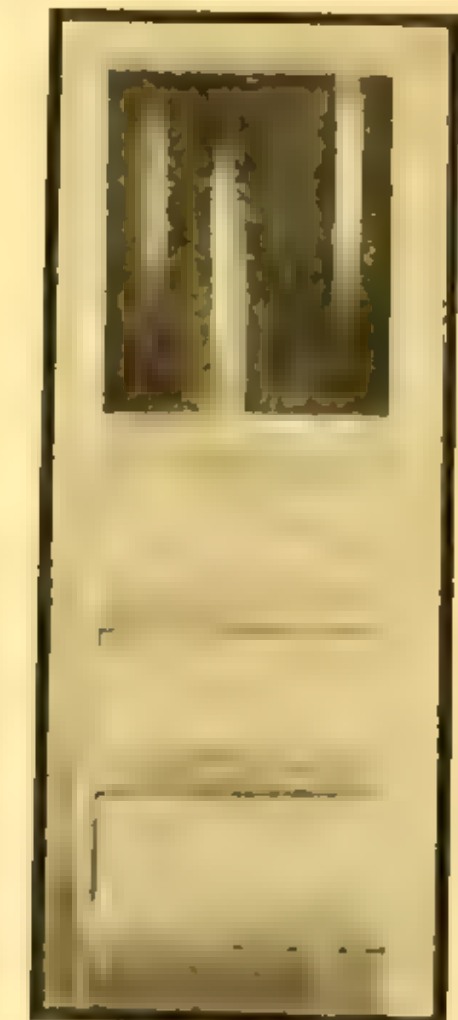
Portland



Tacoma



Seattle



Everett

Typical interior doors used in our homes

The best selected Fir Stock enters into the manufacture of these doors

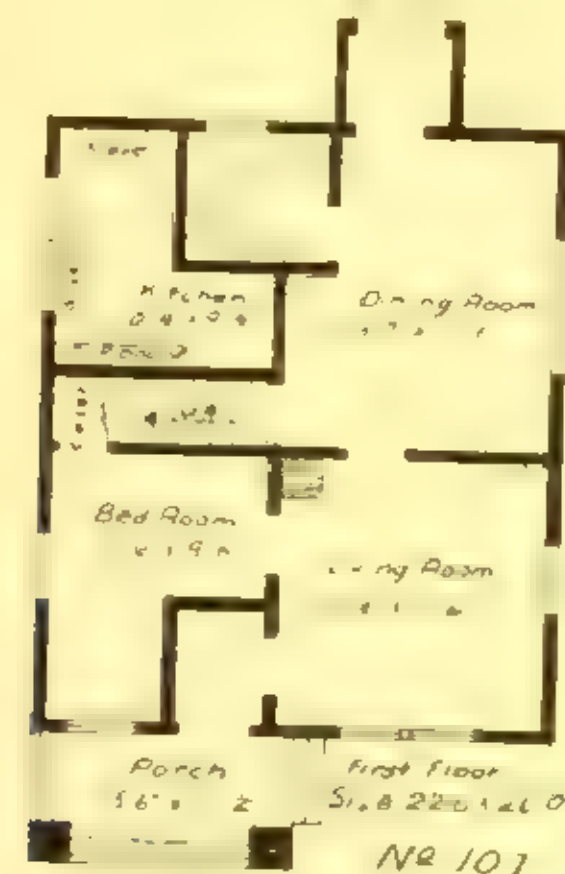
Our Guarantee

We absolutely guarantee all materials in our houses to be exactly as represented, true to grade and to arrive at their destination in good order.

Reference:

Olympia National Bank
Olympia, Wash.

An Economical and Practical Home



Specifications—Style 107

FLOORS: 1x8 or 1x10 surfaced subfloor, 12 16x3 1/4" vertical grain No 1 clear fir flooring

ROOF:—No. 1 *A* shingles on 1x6 surfaced sheathing lined with 1x4 V ceiling at projections

INTERIOR FINISH:—8" base board with shoe; 5" Mission casing with special head casing, picture mouldings in all rooms.

BUILT-IN FEATURES:—Panel work in dining room; medicine cabinet; kitchen cabinets with cooler; drain boards with cabinet

PAINT:—Exterior two coats of paint or stain. Interior three coats of white or ivory paint or stain, filler and varnish.

HARDWARE:—All outside flashing; nails for all outside and inside work, all finish hardware, such as locks, lifts, hinges, etc

LATH:—No. 1 lath for all plaster work.

All material we furnish is made from our beautiful Douglas fir No. 1 clear for all finish and No. 1 common for all framing and boards.

FOUNDATION:—Raising 2 feet from ground. Sufficient beams and posts 6x8 to eliminate all brick partition in basement.

FRAME:—2x8 first and second floor joist; 2x4 studding; 2x6 rafters. 2x4 ceiling joist; 2x8 box sill.

WALLS:—8'-6" ceiling first floor; double constructed throughout; 1x8 shiplap; felt paper; 6" cedar siding or shingles



Specifications No. 145

FOUNDATION:—Raised 2 ft. above ground; 6x8 beam and post to carry floor joist.

FRAME:—2x8 joist and box sill, 1x3 bridging, 2x4 studding; 2x6 rafter 2x6 ceiling joist.

FLOOR:—1x10 subfloor; 13/16x3 1/4" vertical grain fir flooring.

WALLS:—8'-6" ceiling double constructed with 1x8 shiplap sheathing, felt paper and 6" cedar siding.

ROOF:—Star A cedar shingle on 1x6 roof sheathing; 2'-6" projection with 1x4 ceiling, 1" x 10 verge boards supported on brackets.

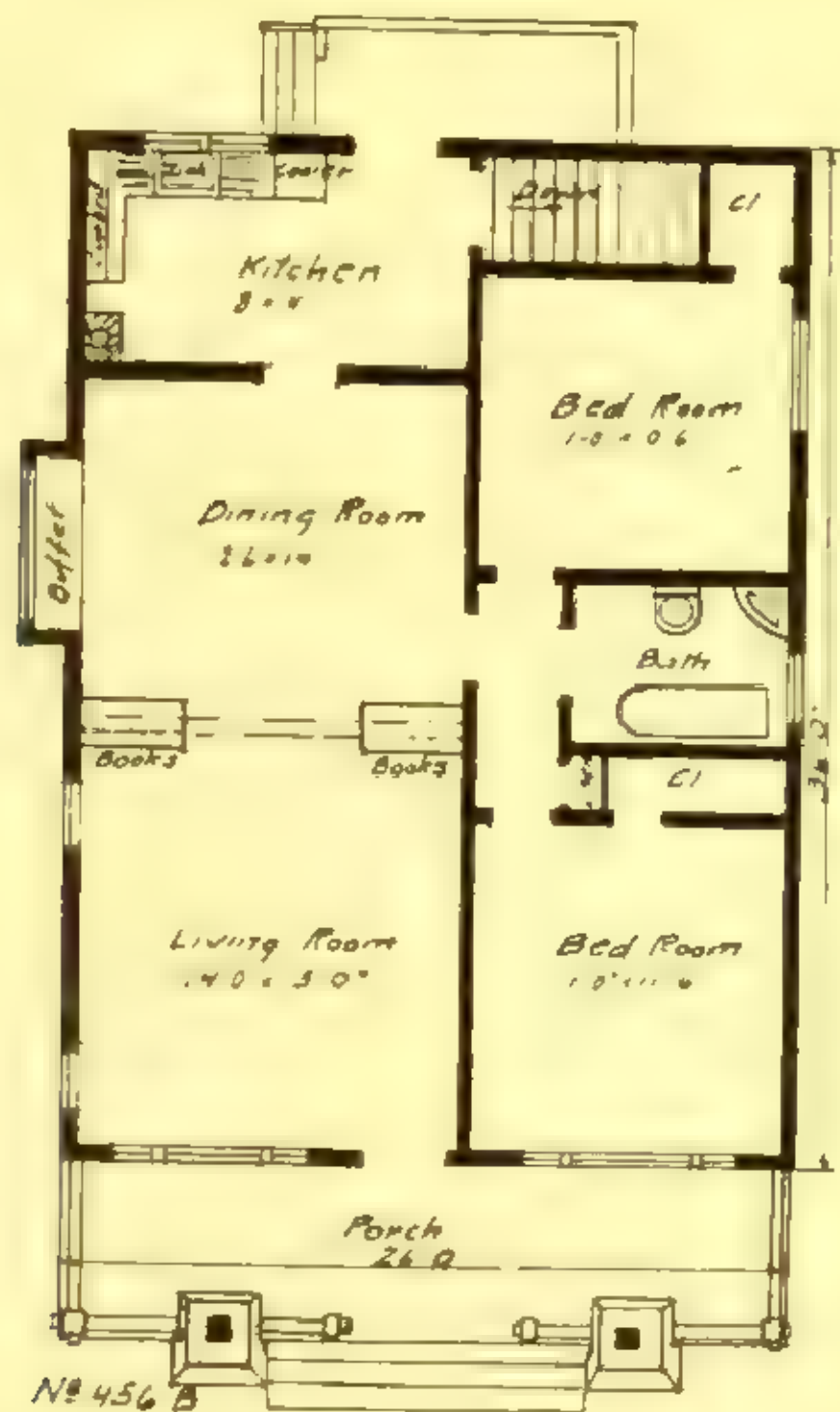
INTERIOR FINISH:—8' base board and shoe, 5' mission casing with special head casing; picture moulding.

BUILT-IN FEATURES:—Buttlet; arched colonnade with bookcases, panel wall, veneer panel with plate rail; kitchen cupboard with drain board.

PAINTING:—Exterior, two coats paint. Interior, three coats of white or ivory or filler varnish and stain.

LATH:—No. 1 lath for all plaster work.

HARDWARE:—All rough and finish hardware flashing, down spouts, etc. Finish hardware—old copper or brass plated front door with solid brass cylinder lock.



Specifications—Style 456-B

All material we furnish in our beautiful Douglas Fir—No. 1 clear for trim and No. 1 common for framing.

FOUNDATION:—Framework for raising from ground to first floor 2' 6". Sufficient 6x8 beams and posts to eliminate all brick partition in basement.

FRAME:—2x8 floor joist and box sills, 1x3 bridging, 2x4 studding, 2x6 ceiling joist, 2x6 rafters.

WALLS:—8' 6" ceiling double constructed throughout. 1x8 shiplap, felt paper, cedar siding or shingles or both.

ROOF:—No. 1 A cedar shingle on 1x6 surfaced sheathing, 2' 6" projection lined with 1x4 V ceiling supported by heavy brackets and porch timber work.

FLOORS:—Subfloor 1x8 or 1x10 surfaced; 13' 16x3 1/4" No. 1 vertical grain fir flooring.

INTERIOR FINISH:—8" base board and shoe, 5" Mission casing with special head casing; picture moulding in all rooms.

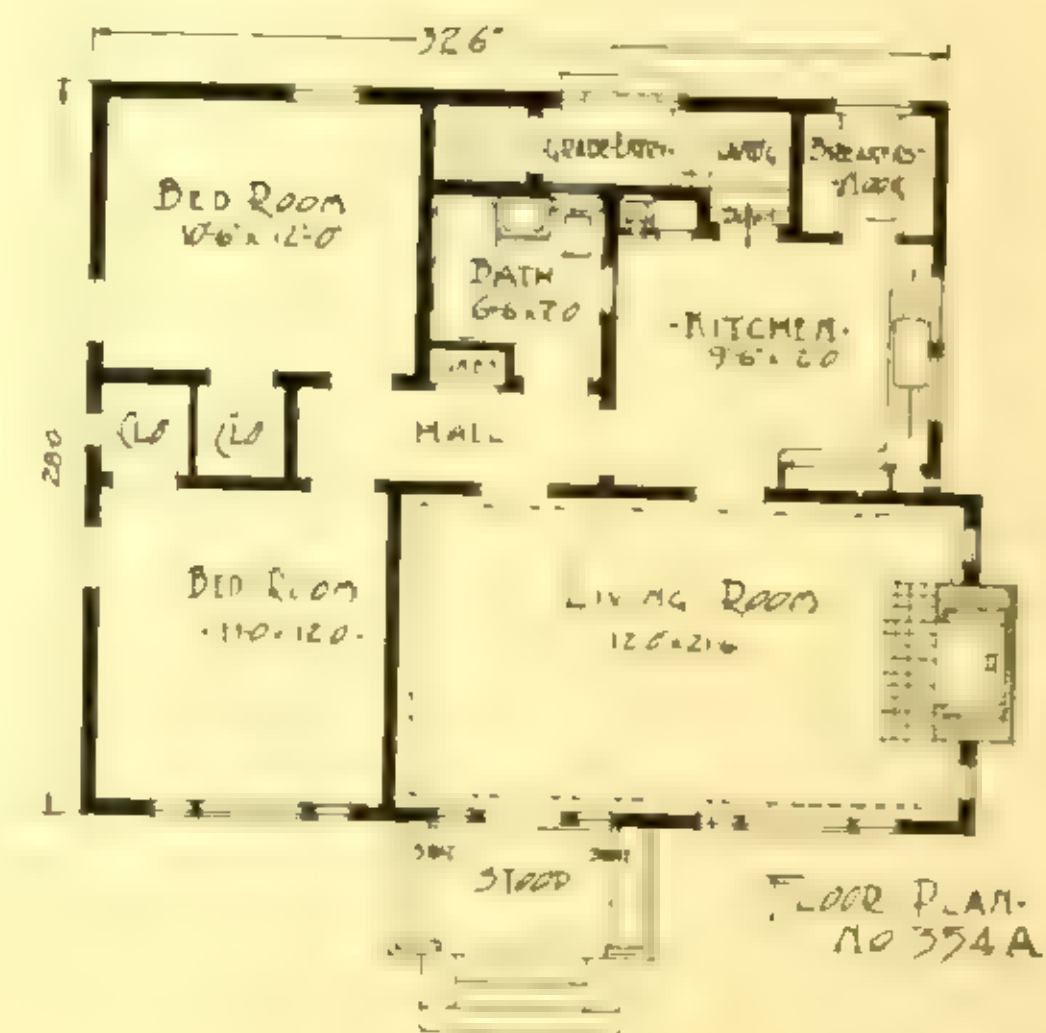
BUILT-IN FEATURES:—Colonnade, kitchen cabinet with drain top, cooler, linen closet, closet shelves, medicine cabinet; panel work in dining room; buffet.

PAINT:—Exterior two coats of paint or stain. Interior three coats of white or ivory paint or stain, filler and varnish.

HARDWARE:—All outside flashing, all nails, all inside hardware, such as locks, latches, hinges, etc.

LATH:—No. 1 lath for all plaster work.

A Popular Colonial Bungalow



Specifications—Style 354-A

FOUNDATION:—Raising above ground 2 feet with steps for outside opening. Sufficient beams and posts 6x8, eliminating brick partitions in basement.

WALLS:—5-6' ceiling, double constructed throughout; 1x8 shiplap; felt paper between shiplap and siding; 6' cedar siding or shingles.

INTERIOR FINISH:—8" base board and base shoe, 5" Mission casing with special head casing; picture moulding for all rooms.

FLOORS:—Subfloor 1x8 or 1x10, S. I. S. 13 16x3 1/4" vertical grain No. 1 fir flooring.

FRAME:—2x8 first floor joist and box sills, 1x3 bridging, 2x4 studding; 2x6 rafters; 2x6 ceiling joist.

BUILT-IN FEATURES:—6' heavy cove in living room, pullman diner cooler; kitchen cabinets with drain top, medicine cabinet, linen closet, shelves, panel strip living room.

PAINT:—Exterior—two coats of paint or stain. Interior—three coats of white or ivory paint or stain, filler and varnish.

HARDWARE:—All outside flashing, nails for all outside and inside work, including inside hardware such as locks, hinges, etc.

LATH:—No. 1 lath for all plaster work.

MATERIAL:—All lumber furnished for frame and boards, No. 1 common; for finish, No. 1 clear Douglas fir.

A Design That Is Practical in Every Detail

*Specifications—Style 384*

All material furnished in our beautiful Douglas fir of the very best material.

FOUNDATION: Raised 2' above ground; sufficient 6x8 beams and posts to eliminate all brick partition for support of floor

FRAME: 2x8 floor joist and box sills, 1x3 bridging, 2x4 studding, 2x6 ceiling joist and rafters

WALLS:—8'-6" ceiling, double constructed throughout; 1x8 shiplap, felt paper, 6" clear cedar siding

FLOORS:—Subfloor 1x8 or 1x10 surfaced; 13/16x3 1/4" vertical grain fir flooring.

ROOF:—No. 1 "A" cedar shingles on 1x6 surfaced sheathing, 21" projection lined with 1x4 V ceiling with porch support and special bracket work

INTERIOR FINISH:—8" base board and shoe, 5" Mission casing with special head casing, picture moulding in all rooms

BUILT-IN FEATURES:—Kitchen cabinets with drain boards; breakfast table and seats; 6" cove; medicine cabinet; panel strip in living room.

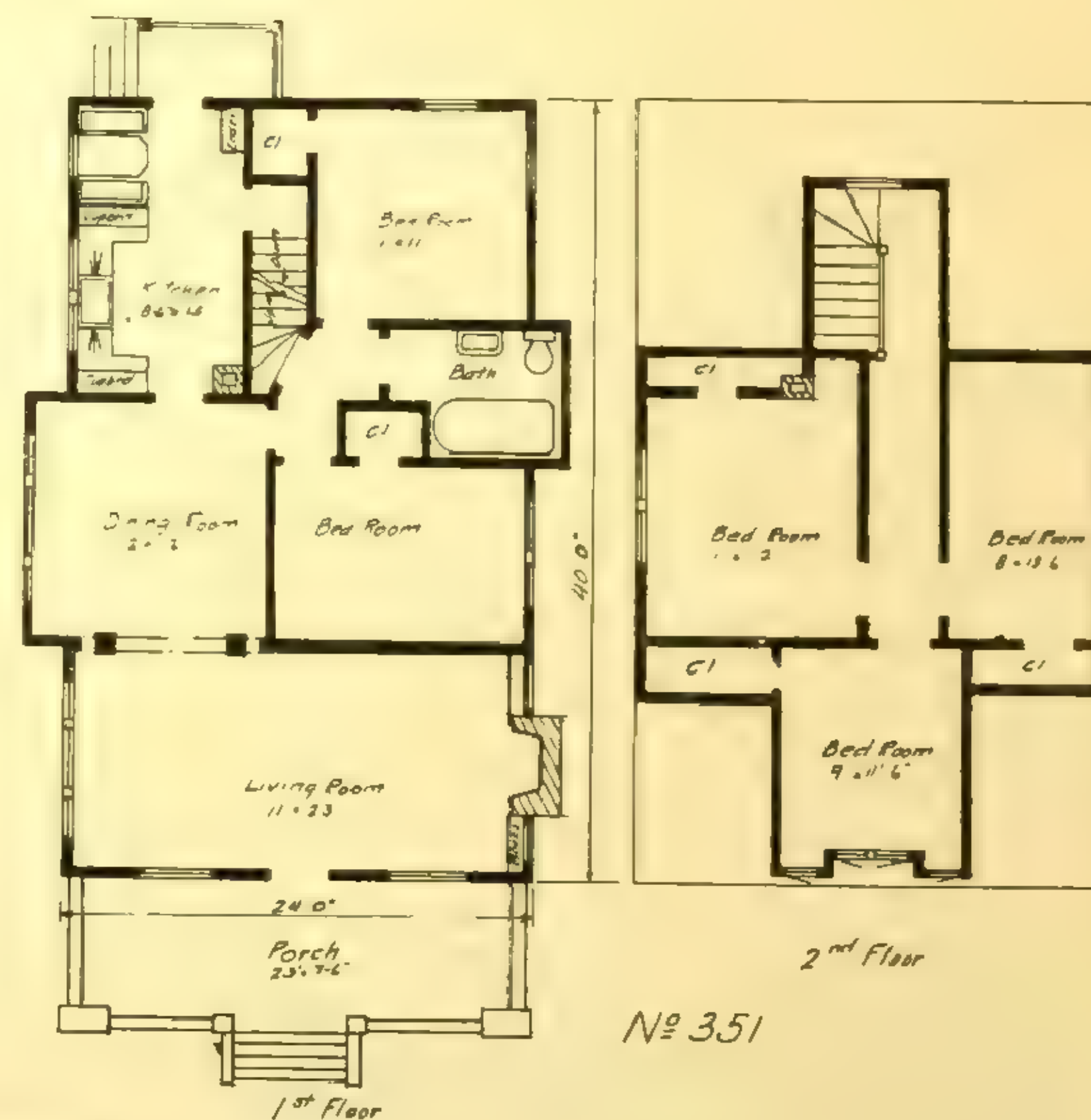
PAINT:—Exterior—two coats of paint Interior, three coats ivory or white paint or stain, filler and varnish

HARDWARE:—All outside flashing, nails for all inside and outside work; finish hardware all complete

LATH:—No. 1 lath for all plaster work.



Exterior Shown Is for 351-B—Exterior for 120 Is Similar



For Specifications See Page 29



Interior 550-B



Interior 456-B

Specifications—Style No. 351-B & 120

FLOORS:—Subfloor 1x8 or 1x10 surfaced, 13 16x3 1/4" edge grain No. 1 clear fir flooring, both floors.

WALLS:—8'-6" ceiling, first floor; 7'-6" ceiling second floor; double constructed throughout; 1x8 shiplap sheathing; felt paper; shingles or siding

BUILT-IN FEATURES:—Kitchen cabinets all complete, linen closet, bookcases at each side of fire place with wood mantle top; medicine cabinet; paper work in dining room, cooler; breakfast nook

PAINT:—Two coats paint for exterior work Interior—three coats ivory paint or white, or stain, filler and varnish

HARDWARE:—All outside flashing, nails for all inside and outside work; all inside finish hardware, such as locks, lifts, hinges, weights, etc.

LATH:—No. 1 lath for all plaster work.

We have plan No. 120-B which is the same as 120 without sun room.

All material furnished in our beautiful Douglas fir No. 1 clear for finish and No. 1 common for framing

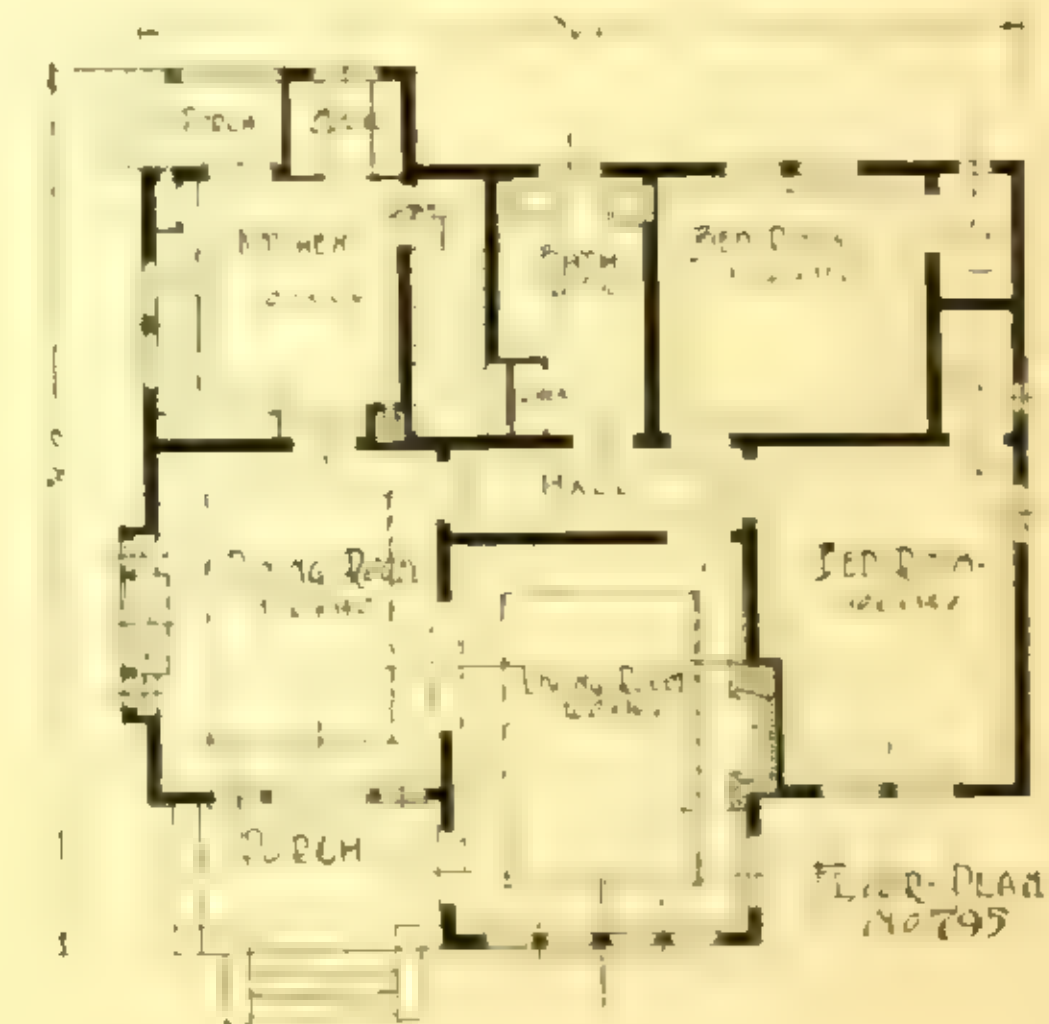
FOUNDATION:—Raising 2 feet above ground. Sufficient 6x8 beams and posts, eliminating all brick partition in basement for support of floors

FRAME: 2x8 first and second floor joist and box sill, 1x3 bridging, 2x4 studding, 2x6 rafters, 2x4 ceiling joist

INTERIOR FINISH:—Mission casing 5' with special head casing 8' base board and shoe, picture moulding for all rooms.

ROOF: No. 1 A' cedar shingles on 1x6 surfaced sheathing, 2' 6" projection lined with 1x4 V ceiling, supported with heavy brackets

A Masterpiece—Reflecting the Highest Ingenuity of Our Architects

*Specifications—Style 795*

All material furnished in No. 1 common and No. 1 clear Douglas fir.

FOUNDATION:—Raising 2 feet above ground with steps for outside openings. Sufficient beams and posts 6x8.

FRAME:—2x8 first floor joist and box sill, 1x3 bridging, 2x4 studding, 2x6 ceiling joist; 2x6 rafters.

WALLS: 8'-6" ceiling, double constructed; 1x8 shiplap; felt paper between shiplap and siding, 6" cedar siding.

INTERIOR FINISH:—8" base board and base shoe, 5" Mission casing with special head casing, picture moulding in living, dining and bedroom.

FLOORS:—Subfloor 1x8 or 1x10 with 13 16x3 1/4" vertical grain No. 1 fir flooring.

ROOF:—No. 1 A cedar shingles on 1x6 surfaced sheathing, 2' projection lined with 1x4 V ceiling.

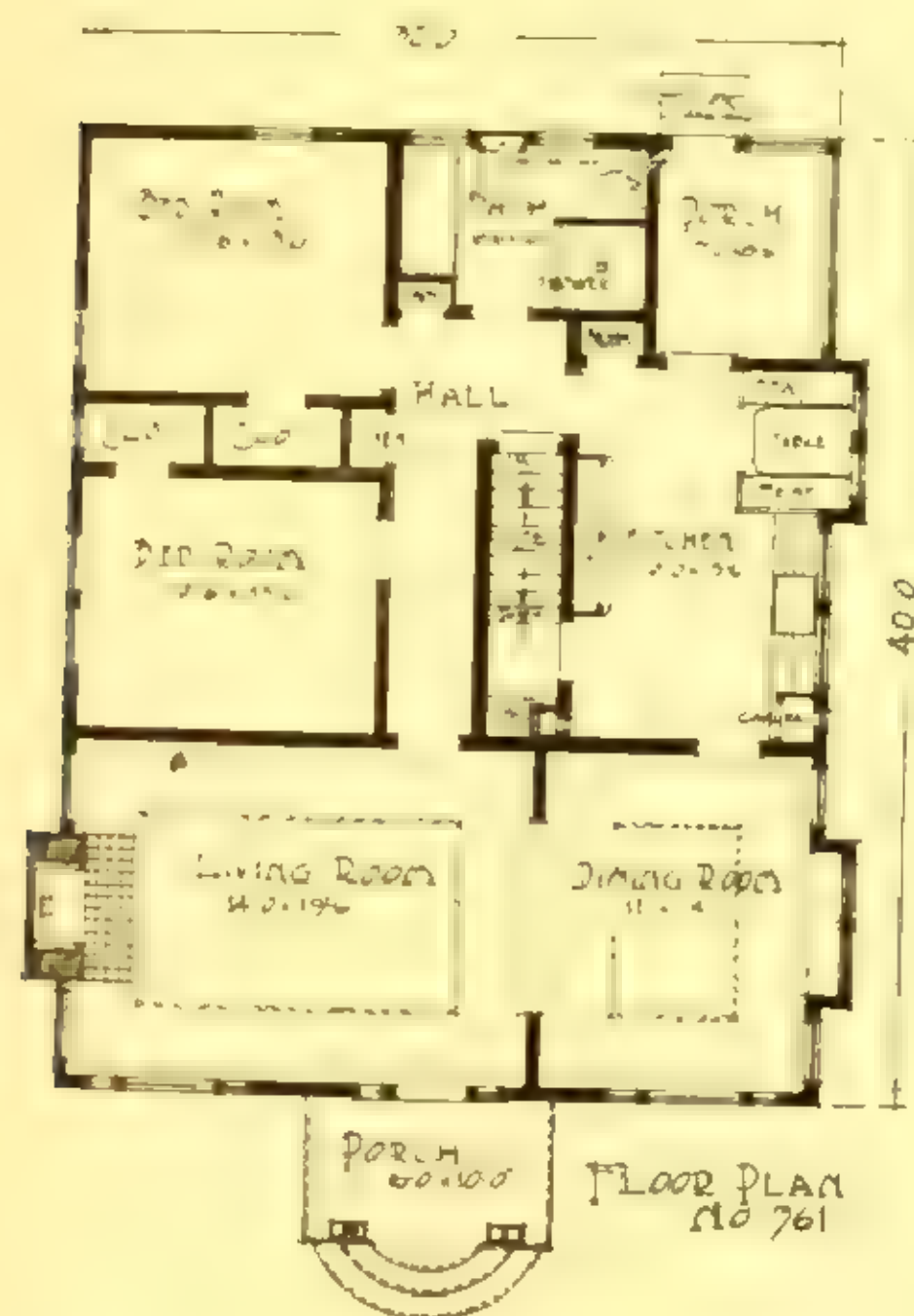
BUILT-IN FEATURES:—Pullman diner for breakfast room as shown; panel work in dining room, kitchen cabinets complete, medicine cabinet, French doors.

PAINT:—Exterior—two coats of paint. Interior—three coats of white or ivory paint, or stain, filler and varnish.

HARDWARE:—All outside flashing; nails for all outside and inside work, also all inside hardware such as locks for doors and windows, etc.

LATH:—No. 1 lath for all inside work.

Artistic and Well Designed—Either Plan Provides for Three Bed Rooms on Second Floor



Specifications—Style 361 & 126

FOUNDATION:—Raised 2 feet from ground. Sufficient beams and posts 6x8, thus eliminating brick partition in basement.

FRAME:—2x8 first floor joist and box sills, 1x3 bridging, 2x4 studding, 2x6 rafters and 2x8 ceiling joists. Partition studding in attic.

FLOORS: Subfloor 1x10, 13 16x3 1/4" vertical grain flooring, attic floor of shiplap.

WALL:—8'6" ceiling, double constructed throughout. 1x8 shiplap, felt paper, 6" cedar siding.

ROOF:—No. 1 A cedar shingles on 1x6 surfaced sheathing, 2" projection lined with 1x1 V ceiling, porch columns.

INTERIOR FINISH:—8" base board and shoe, 5" Mission casing and special head casing, picture mouldings for all rooms.

BUILT-IN FEATURES:—No. 361—Buffet; kitchen cabinets, cooler, breakfast table and seats, linen closet, book cases at each side of fire place, shelving for closets, medicine cabinet; French doors. No. 126 Kitchen cabinet with cooler; breakfast nook, linen closet; medicine cabinet; seat in bay window and each side of fire place, shelving.

PAINT:—Exterior two coats of paint or stain. Interior three coats of white or ivory paint, or tiller, varnish and stain.

LATH:—No. 1 lath for all inside plaster work.

MATERIAL:—All lumber and millwork furnished in No. 1 clear and common Douglas fir.

HARDWARE:—All rough and finish hardware. Finish hardware in old copper or brass plated cylinder front door lock, flashing, down spout.

This House Has Material for One Room on Third Floor and Large Hall and Closet



Specifications—Style 200

FOUNDATION:—Raising 2 feet above ground with steps for outside openings. Sufficient beams and posts 6x8, thus eliminating brick partition in basement.

FRAME:—2x10 first floor joist and box sills; 1x3 bridging; 2x4 studding; 2x6 rafters; 2x6 ceiling joist; 2x8 second and third floors joist.

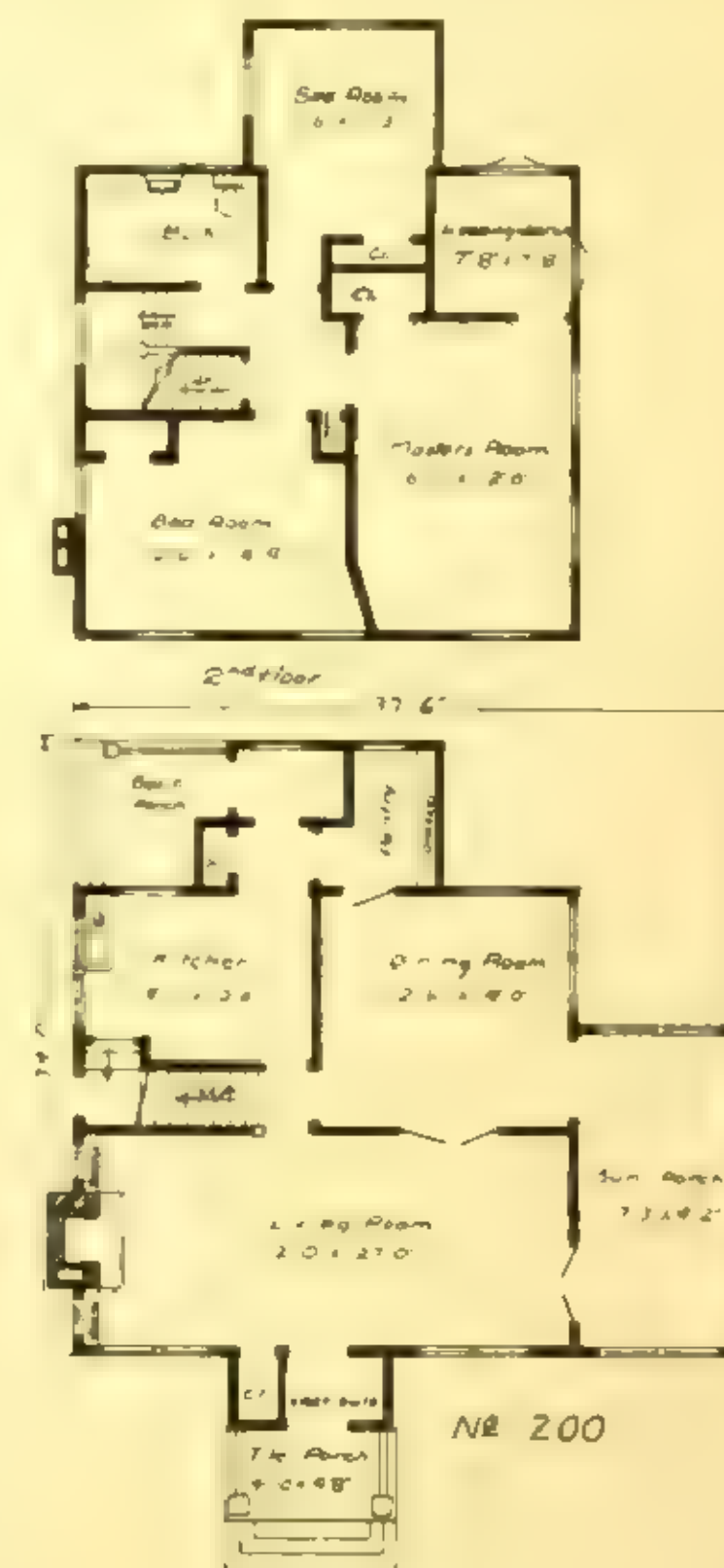
FLOORS:—Subfloor 1x8 or 1x10; S. I. S. 13/16x3 1/4" vertical grain No. 1 fir flooring.

BUILT-IN FEATURES:—6" heavy cove in living room; kitchen cabinets in pantry; closet and shelves; panel work in dining room; book cases at each side of fire place.

INTERIOR FINISH:—8" base boards and base shoe; 5" Mission casing with special head casing; picture moulding for all rooms; open housed stairway.

PAINT:—Exterior—two coats of paint or stain. Interior—three coats of white or ivory paint, or stain, filler and varnish.

WALL: 8'-6" ceiling first floor; 8' second floor; double constructed throughout; 1x8 shiplap; felt paper between shiplap and siding, 6" cedar siding or shingles.



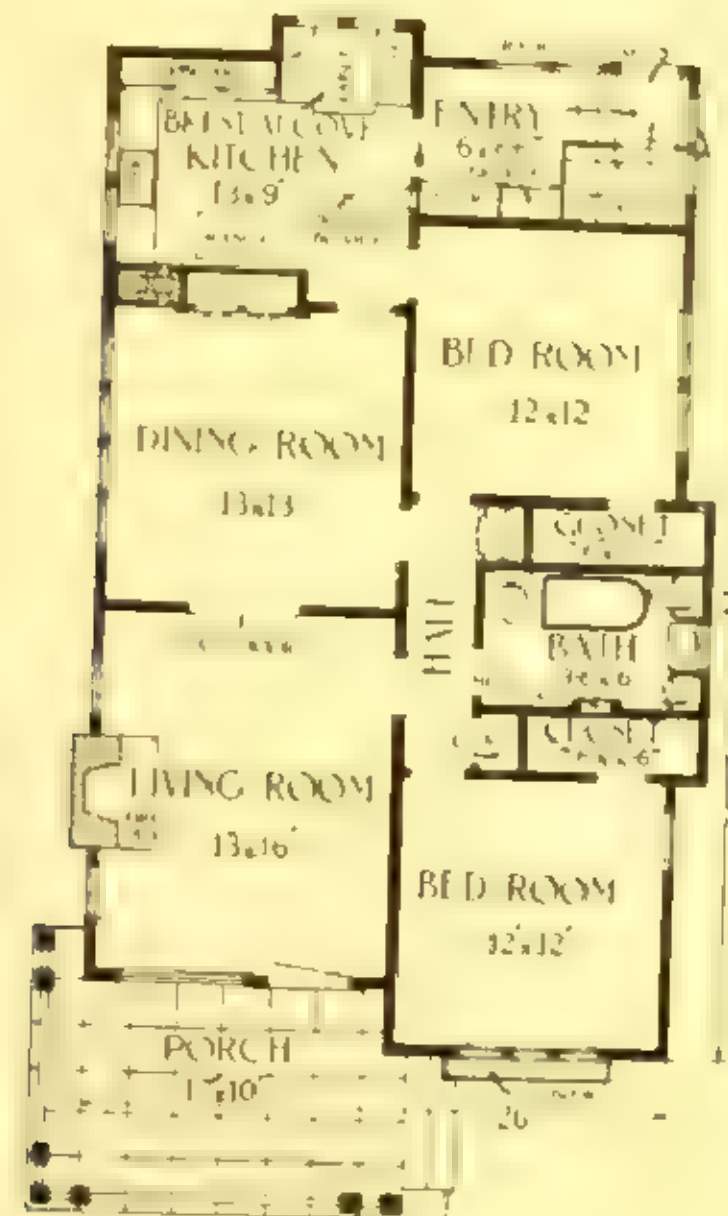
HARDWARE:—All outside flashing; nails for all outside and inside work including inside hardware such as, door and window locks, hinges, weights.

LATH:—No. 1 lath for all plaster work.

ROOF:—No. 1 *A* cedar shingles on 1x6 surfaced sheathing; projection lined with 1x4 V ceiling.

MATERIAL:—All lumber and millwork furnished in No. 1 clear and common Douglas fir.

Essentially Practical and Beautiful Home

*Specifications—Style 148*

All material furnished is No. 1 clear for finish lumber and No. 1 common for framing and boards.

FOUNDATION:—Raising 2 feet above ground and with steps for outside openings. Sufficient 6x8 beams and posts, eliminating all brick partition in basement for support of floor.

WALLS:—8'-6" ceiling double constructed throughout; 1x8 shiplap, felt paper between shiplap and 6' cedar siding.

FRAME:—2x8 first floor joist and box sills, 1x3 bridging, 2x4 studding; 2x6 ceiling joist.

ROOF:—2x6 rafters; No. 1 A cedar shingles on 1x6 surfaced sheathing, 2" projection lined with 1x4 V ceiling.

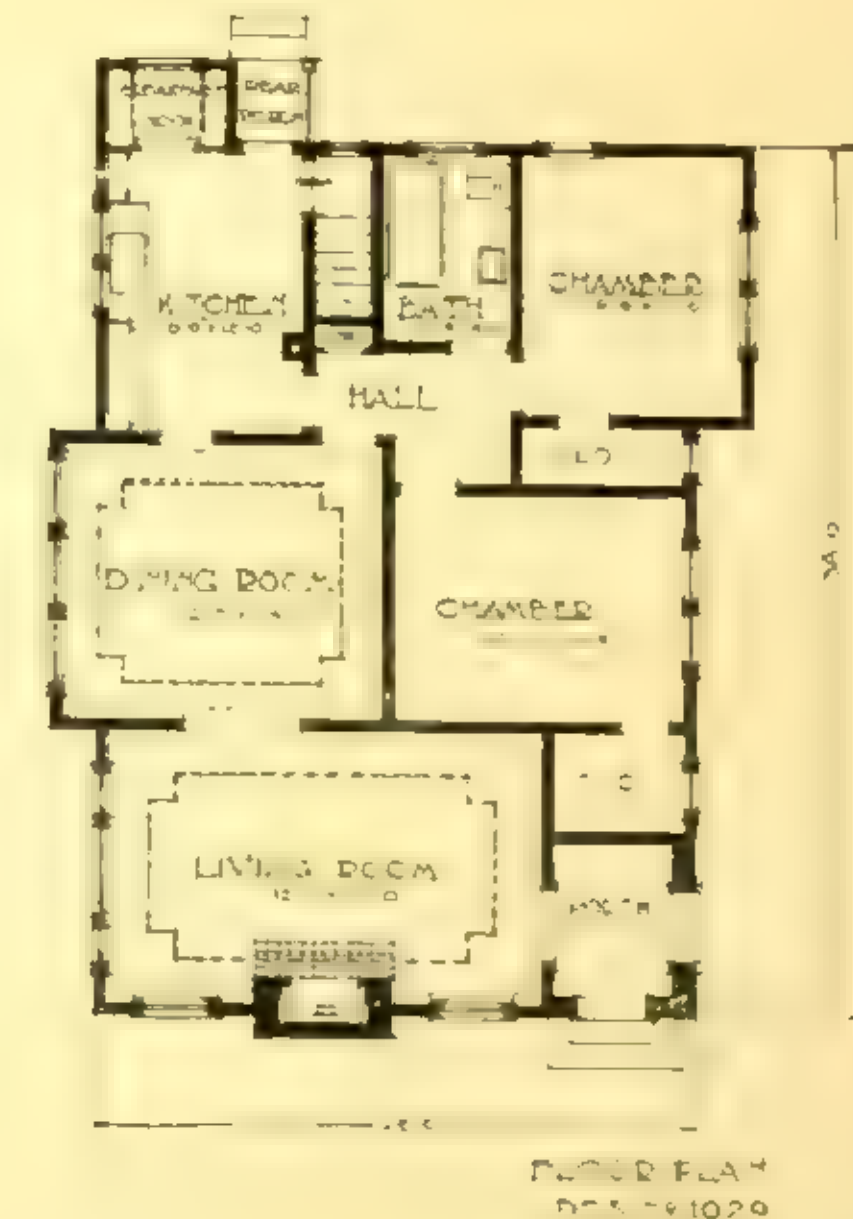
INTERIOR FINISH:—8" base board and shoe; 5" Mission casing with special head casing; picture moulding in all the rooms.

BUILT-IN FEATURES:—6" cove in living room; buffet; French doors, breakfast nook, kitchen cabinet with drain board and cooler; ironing board; broom closet; linen closet; medicine cabinet, linen cases in bath room; panel wall in dining room.

PAINT:—Exterior—stain or paint two coats. Interior—three coats of ivory or white paint or stain, varnish and filler.

HARDWARE:—All outside flashing, nails for all outside and inside work, all inside hardware such as locks, hinges, lifts and weights for windows and doors.

LATH:—No. 1 lath for all plaster work.



Specifications—Style 1029

All material furnished in our beautiful Douglas fir of the very best material.

FOUNDATION:—Frame work for raising from ground 2 feet; sufficient 6x8 beams and posts to eliminate all brick partition for support of floor.

FRAME:—2x8 floor joist and box sills; 1x3 bridging; 2x4 studding; 2x6 ceiling joist and rafters.

WALLS:—8'-6" ceiling, double constructed throughout; 1x8 shiplap; felt paper; 6", clear cedar siding.

FLOORS:—Subfloor 1x8 or 1x10 surfaced; 13/16x3 1/4" vertical grain fir flooring.

ROOF:—No. 1 "A" cedar shingles on 1x6 surfaced sheathing; 18" projection lined with V ceiling.

INTERIOR FINISH:—8" base board and shoe; 5" Mission casing with special head casing; picture moulding in all rooms.

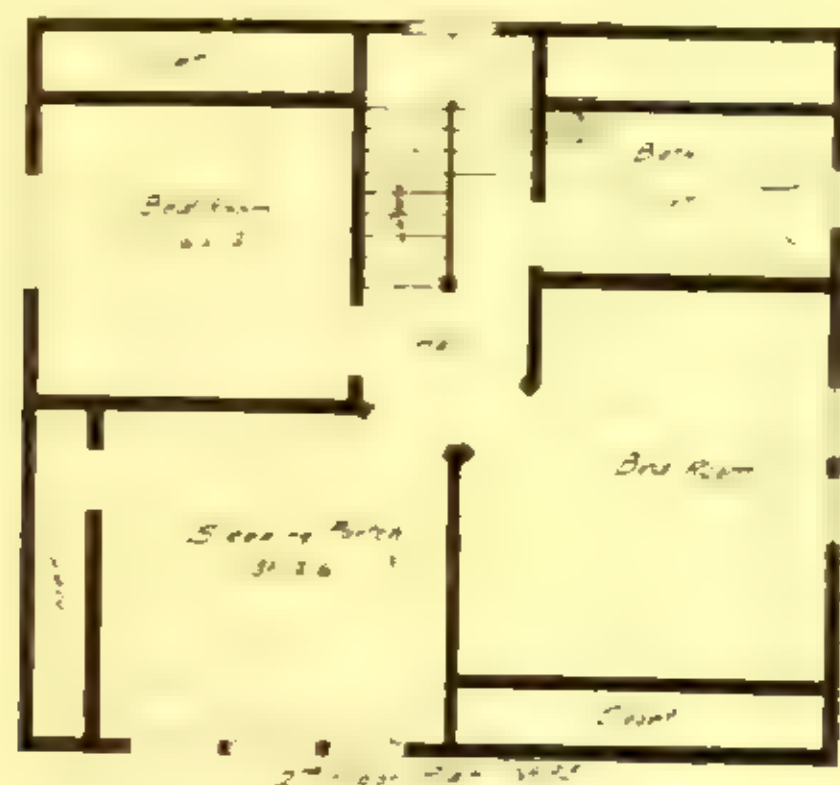
BUILT-IN FEATURES:—Kitchen cabinets with drain boards; cooler; breakfast table and seats; 6" cove; flower boxes; panel work in dining room.

PAINT:—Exterior—two coats of paint. Interior—three coats ivory or white paint or stain, filler and varnish.

HARDWARE:—All outside flashing, nails for all inside and outside work; finish hardware all complete.

LATH:—No. 1 lath for all plaster work.

A Dutch Colonial You Can Be Proud Of



Specifications—Style 95

FLOORS: 1x8 or 1x10 surfaced subfloor; 13 16x3 1/4" vertical grain No. 1 Douglas fir flooring for first and second floors.

WALLS: 8'-6" ceiling first floor; 8' ceiling second floor; 1x8 shiplap; felt paper; 1x6 clear cedar siding, double construction

ROOF:—No. 1 shingles on 1x6 sheathing; 18' projection lined with 1x4 V ceiling

FINISH:—5 Mission casing with special head casing; 8" base board and shoe, picture moulding in all rooms, housed stairway

BUILT-IN FEATURES:—Buttlet, French doors, cupboards; drain board; breakfast nook, table and seat, panel work in dining room; French doors to dining room if preferred

PAINT:—Two coats of paint for exterior. Interior three coats of ivory or white paint or stain, filler and varnish

HARDWARE:—All outside flashing; nails for all outside and inside work; also all inside hardware such as locks, luts, hinges, etc

LATH:—No. 1 lath for all plaster work.

All the material is furnished in Douglas fir No. 1 common for framing and boards and No. 1 clear for finish.

FOUNDATION:—Raised 2 feet above ground with steps for outside openings, all necessary posts and beams, thus eliminating all brick partitions in basement

FRAME: 2x8 joist first and second floor, 1x3 bridging; 2x6 rafters, 2x4 studs, 2x8 box sills

Two Story House of Nifty Design

*Specifications—Style 110*

FOUNDATION:—Rises 2 feet above ground, 6x8 beams and posts

FRAME:—2x8 first and second floor joist; 2x8 box sill; 1x3 bridging, 2x4 studding; 2x6 rafter.

WALLS:—8'-6" ceiling first floor; 8' second floor; double constructed throughout; 1x8 shiplap; felt paper; 6" cedar siding with shingles at gables.

FLOORS:—Subfloor 1x8 or 1x10 finished with felt paper, 13 16x31/4" vertical grain flooring, first and second floors.

ROOF:—No. 1 "A" shingles on 1x6 surfaced sheathing; 2' 6" projection with 1x4 ceiling.

FINISH:—5" Mission casing with special head casing; 8" base board and shoe; housed stairway; picture moulding in all rooms.

BUILT-IN FEATURES:—Colonnade or French doors to living room; writing desks and book case; breakfast table and seats; drain board with cabinet; buffet; kitchen cabinet with drawers in one with buffet.

PAINT:—Two coats of paint for exterior; interior—three coats of ivory or white paint, or stain, filler and varnish.

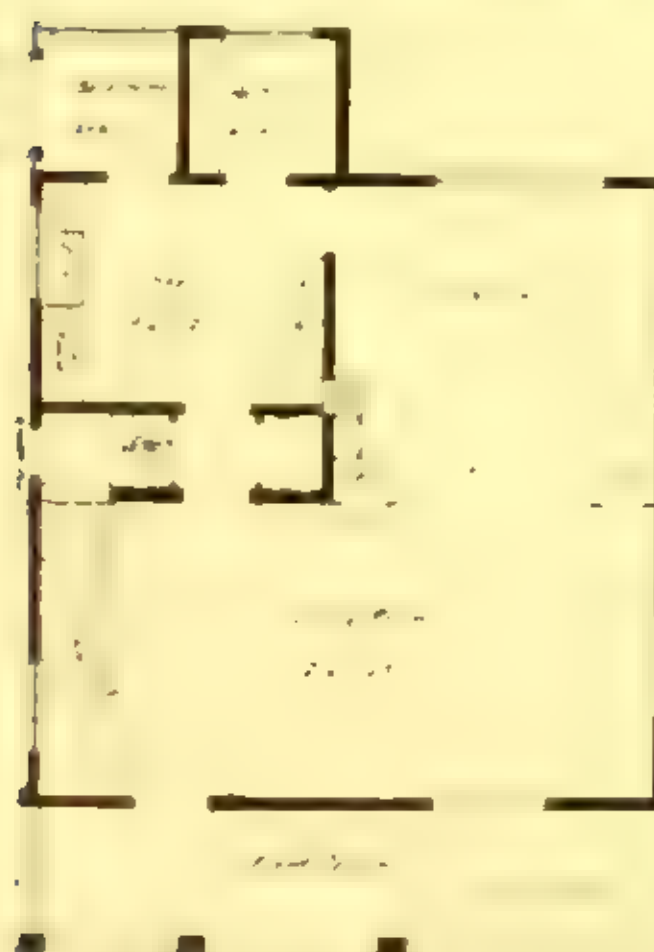


HARDWARE:—All outside flashing; nails for all outside and inside work; also all inside hardware.

LATH:—No. 1 lath for all plaster work.

All material is furnished in Douglas fir—No. 1 common for framing and boards and No. 1 clear for finish.

A Practical and Comfortable Home



FOUNDATION:—2 feet from ground to joist, 6x8 beams and posts, eliminating any concrete partitions for support of floor.

FRAME:—2x8 joists first and second floor; 2x4 studdings, plates, 2x6 rafters and ceiling joists.

*Specifications—Style 112*

WALLS:—8'6" ceiling first floor; 8'2" ceiling second floor, 1x8 ship-lap; felt paper, double constructed throughout.

FLOORS:—1x10 subfloor; 1x4 No. 1 clear V. G. flooring.

ROOF:—No. 1 A- shingles on 1x6 surfaced sheathing, 2'6" projection with 1x4 V ceiling.

FINISH:—5 Mission casing with special bead casing, 8" base board and shoe, housed open stairway; picture moulding in all rooms.

BUILT-IN FEATURES:—Bookcases and writing desk or French doors between dining room and living room; kitchen cabinet, drain board; shelving and hooks for closets, 6' cove in dining and living room, pantry shelving, medicine cabinet.

PAINT:—Two coats for exterior. Interior three coats white or ivory paint or stain, filler and varnish.

HARDWARE:—All outside flashing, nails for all outside and inside work, also all inside hardware for doors, windows, etc.

LATH:—No. 1 lath for all plaster work.

All material furnished in Douglas fir. No. 1 common for framing and boards and No. 1 clear for finish.

A Popular Home Embodying Beauty and Comfort

*Specifications—Style 90*

FOUNDATION:—2 feet from ground to joists; 6x8 beams and posts for support of floor, eliminating any partitions.

FRAME:—2x8 first and second floor joist and box sill; 2x4 studdings, 2x6 rafters and ceiling joists.

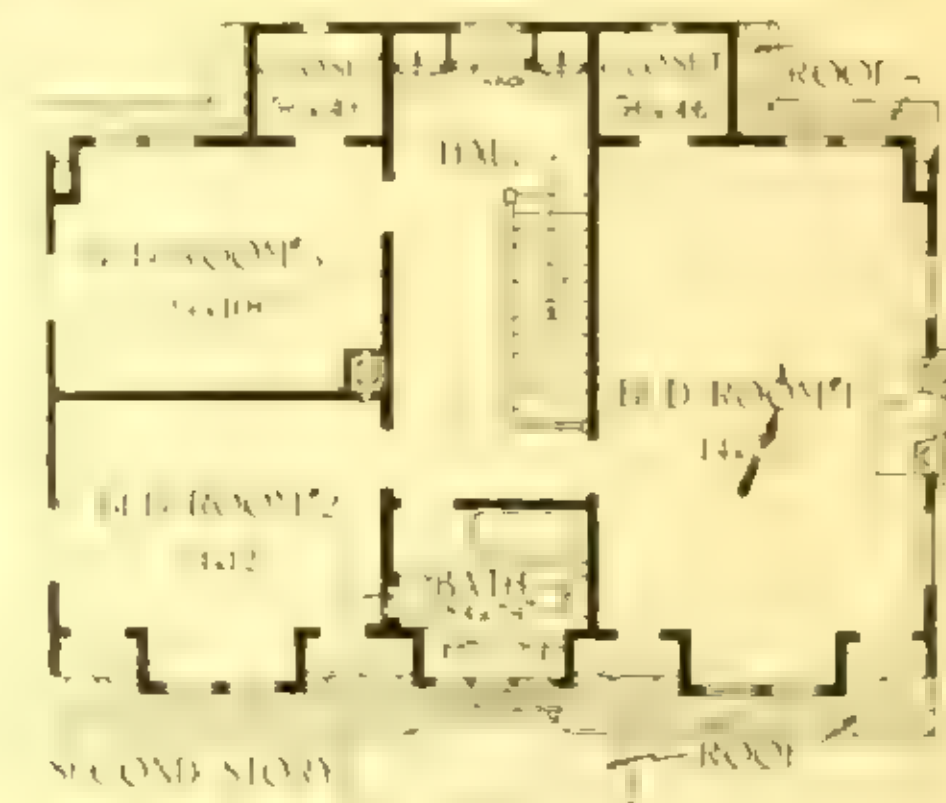
WALLS:—Double construction throughout with 1x8 shiplap; felt paper and 6" cedar siding or shingle; 8'-6" ceiling first floor; 8 ft ceiling second floor.

FLOORS:—1x10 surfaced subfloor with felt paper and 13/16x3 1/4" No. 1 clear V. G. flooring.

ROOF:—No. 1 A* cedar shingles on 1x6 sheathing; 12" projection lined with 1x4 V ceiling.

FINISH:—5" Mission casing with special head casing; 8" base board and base shoe; housed open stairway; picture moulding in all rooms.

BUILT-IN FEATURES:—Buffet; French doors; breakfast seats and table; cupboards; drain board, ironing board, linen closets; 6" cove in living and dining rooms; panel work in dining room; shelving for closets; linen cases with seats in both room.



NOTE:—We have plans for this house with bath room in the rear.

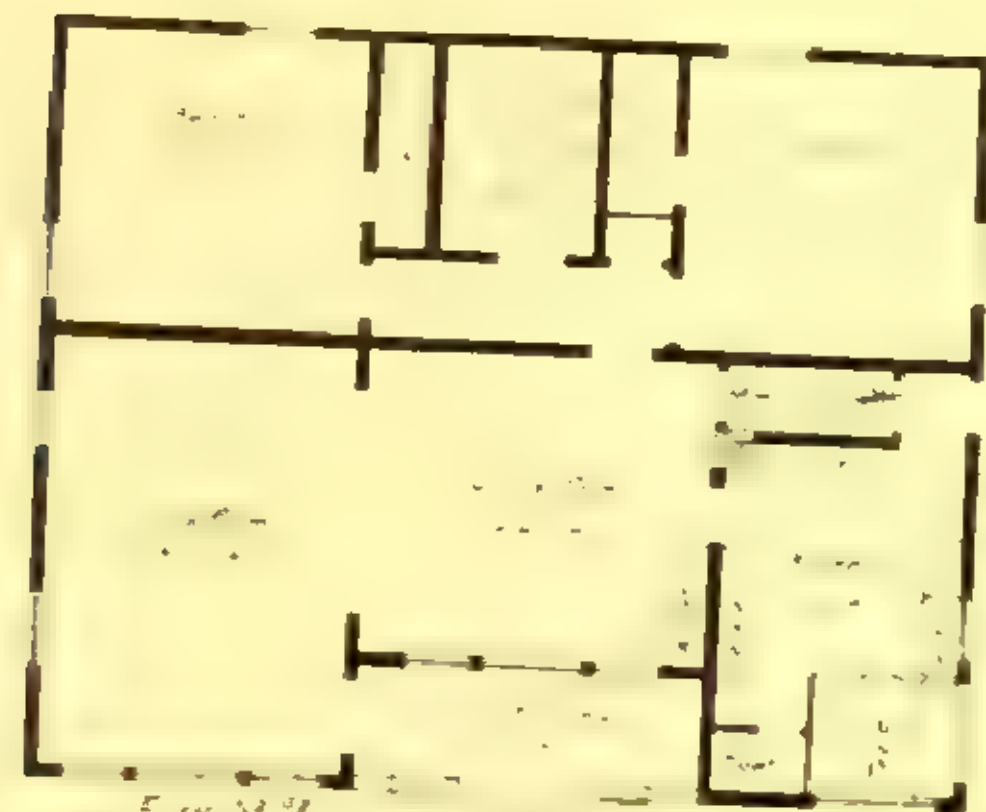
PAINT:—Two coats exterior paint. Interior—three coats ivory or white paint or stain, filler and varnish.

HARDWARE:—All outside flashing; nails for all outside and inside work; also all inside hardware.

LATH:—No. 1 lath for all plaster work.

MATERIAL:—All lumber furnished in Douglas fir—No. 1 clear for finish and No. 1 common for framing.

A Popular Design



Size 30'x37'



Specifications—Style 98

FOUNDATION:—Top 2 feet above ground, 6x8 beams and posts eliminating any supporting walls in basement.

FRAME:—2x8 joist and box sill; 1x3 bridging; 2x4 studdings, 2x6 rafters, 2x8 attic joist.

WALLS:—Double constructed throughout, 8'6" ceiling, 1x8 shiplap, felt paper, 6" cedar lap siding.

FLOORS:—Subfloor 1x10; 13 16x3 1/4" edge grain finish fir floor; shiplap attic floor.

ROOF:—No. 1 A* cedar shingles on 1x6 surfaced sheathing; 2" projection lined with 1x4 V ceiling.

LATH:—No. 1 lath for all plaster work.

FINISH:—5" Mission casing with special head casing, 8" base board and shoe; picture moulding for all rooms.

BUILT-IN FEATURES:—Buffet, kitchen cabinet; cooler; breakfast table and seat; drain board; panel work in dining room; medicine cabinet; closet shelves, linen closet.

PAINT:—Exterior—two coats of paint. Interior—three coats of white or ivory paint or stain with filler and varnish.

HARDWARE:—All outside flashing; nails for all outside and inside work; all inside hardware such as locks, hinges, weights, etc.

MATERIAL:—All lumber and millwork furnished in No. 1 clear for finish and No. 1 common for framing. All Douglas fir.

Some of Our Interiors

All of our designs incorporate several built-in features such as built-in closets, book cases, writing desks, etc., and as it would be difficult to show these features for each home we are endeavoring to give a few illustrations showing the general class of the designs.

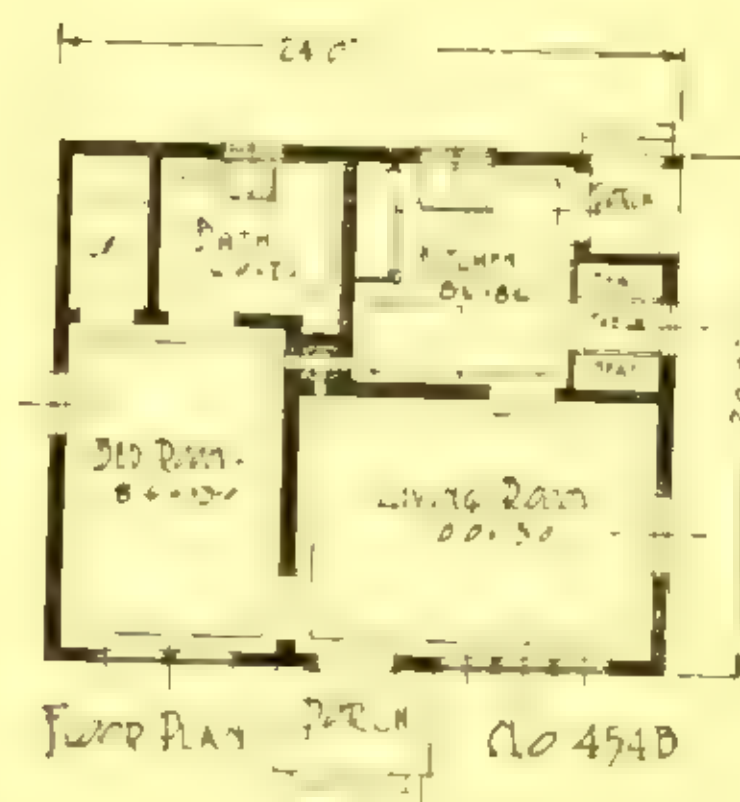
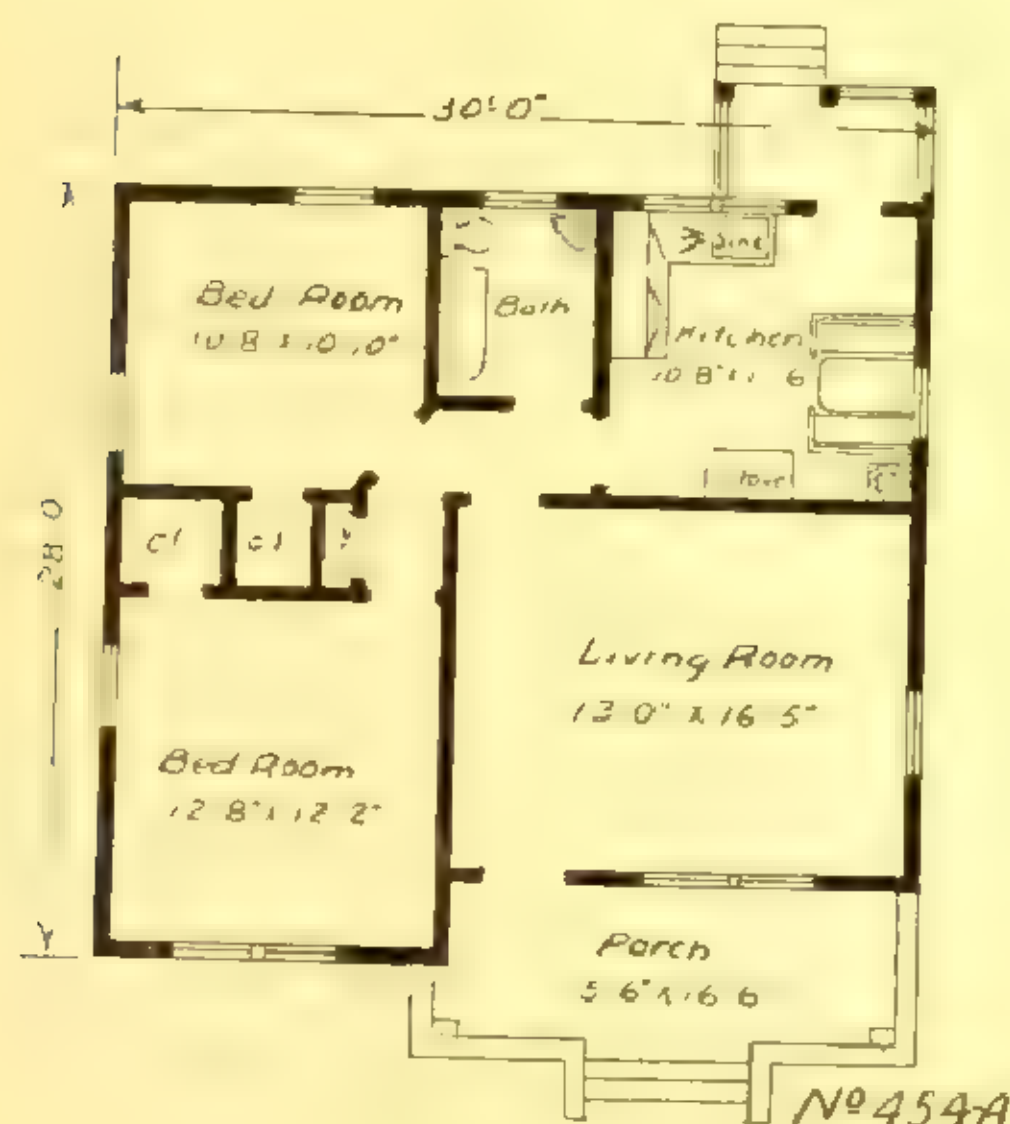
These permanent furnishings save considerable space and combine beauty and comfort to a remarkable degree. The very best material in beauty of grain is selected from our stock for all the interior work which when properly stained and varnished, brings out the beautiful grain for which Douglas fir is known.

All the interior features are furnished in accordance with the specifications for each home without any additional charge to you, thus effecting considerable savings in furnishings and in beautifying your home.

All the built-in furnishings are shipped ready-cut and crated in bundles, just like knocked-down furniture. Drawer pieces are notched and grooved.



Economical and Attractive



Specifications—Style 454-A & 454-B

All material we furnish is made from our beautiful Douglas fir—selecting the best suitable material from our yard.

FOUNDATION:—Raising frame work from ground 2 feet with steps for outside openings. Sufficient 6x8 beams and posts to eliminate all brick partition in basement.

FRAME:—2x8 floor joist and box sill; 1x3 bridging; 2x6 rafters; 2x6 ceiling joist; 2x4 studding.

WALLS:—8'-6" ceiling, double constructed throughout; 1x8 shiplap; felt paper, 6" cedar siding or shingles.

FLOORS:—Subfloors 1x8 or 1x10 surfaced; 13-16x34" vertical grain No 1 fir flooring.

ROOF:—No. 1 "A" cedar shingles on 1x6 surfaced sheathing; 2' projection lined with 1x4 V ceiling supported by heavy brackets.

INTERIOR FINISH:—5" Mission casing and special head casing; picture mouldings in all rooms.

BUILT-IN FEATURES:—6" cove in living room; breakfast table and seats; kitchen cabinet with cooler and drain board, linen closet; drawers and shelves.

PAINT:—Exterior two coats paint. Interior—three coats ivory or white paint or stain, filler and varnish.

HARDWARE:—All outside flashing; nails for all outside and inside work; finish hardware all complete.

LATH:—No. 1 lath for all plaster work.

Special Front Doors to Beautify Our Houses

These designs are artistically and architecturally perfect and the workmanship the best Douglas Fir.



A-6



A-8



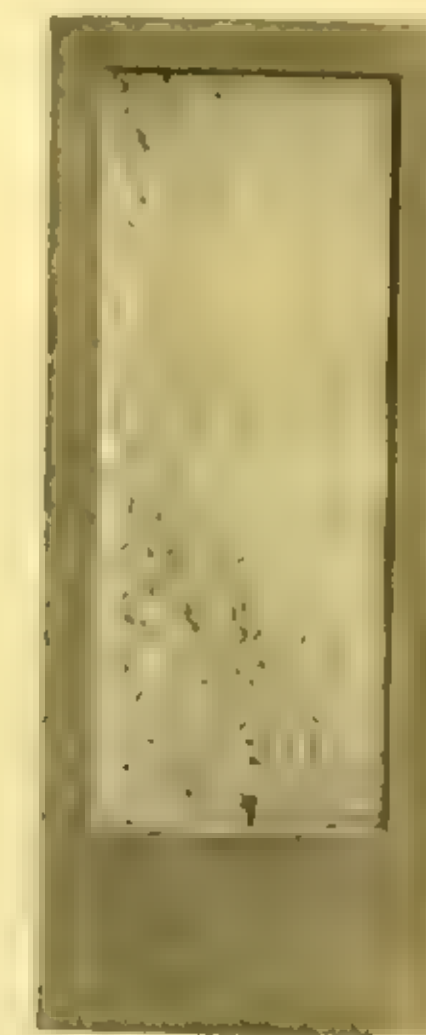
A-10



B-1



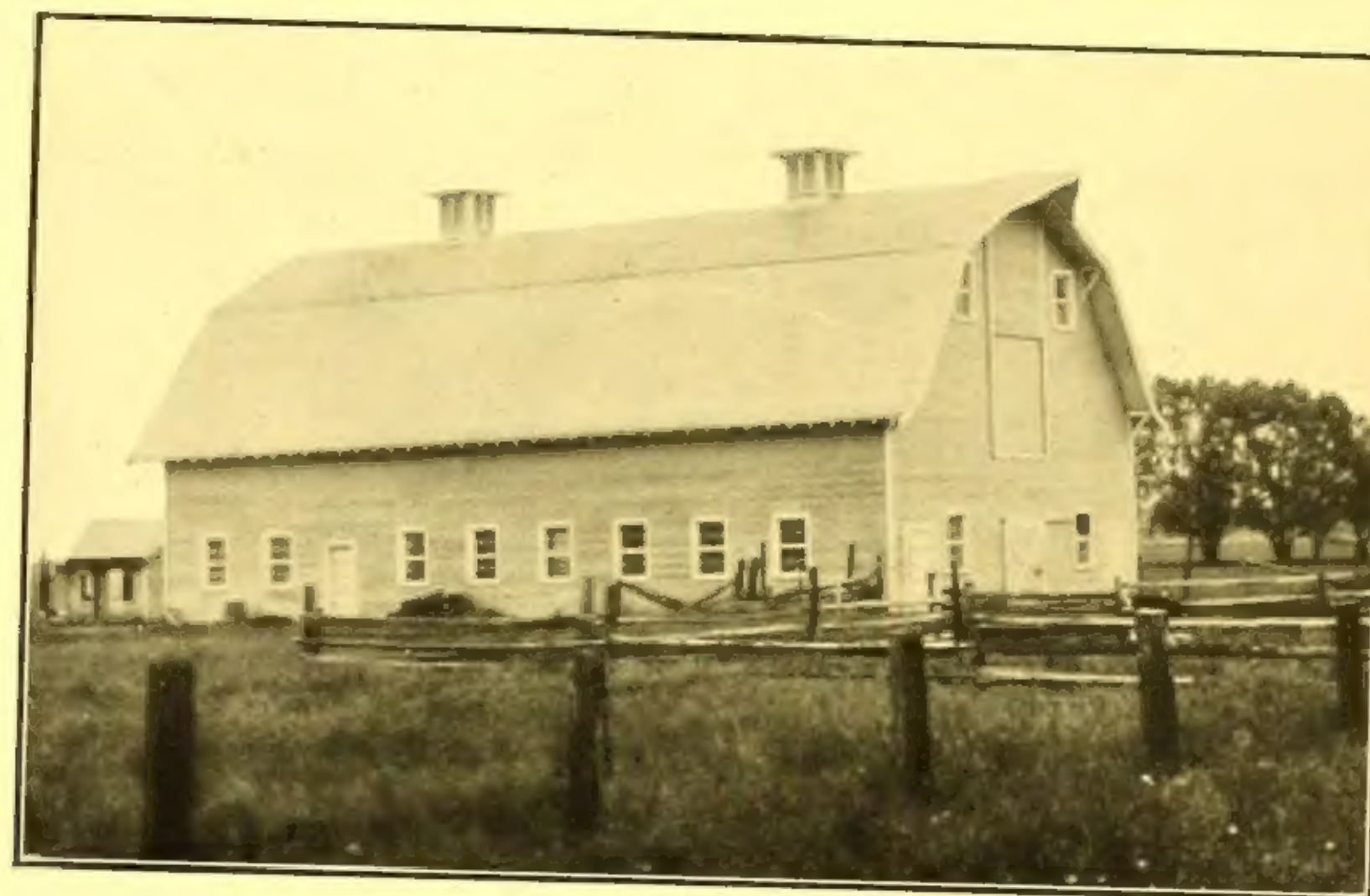
B-3



B-5

Typical Interior Doors Used In Our Houses

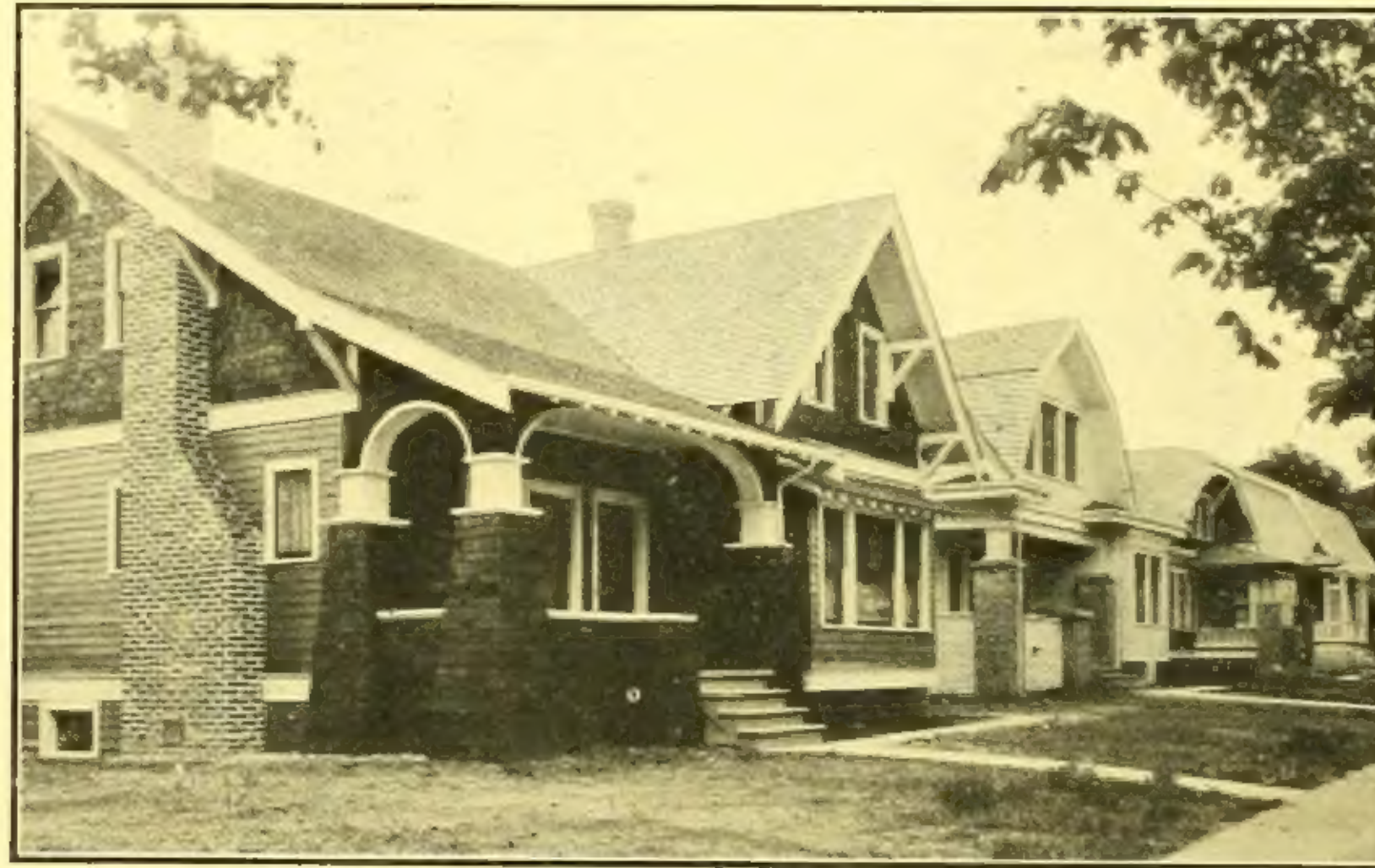
The best selected fir stock enters into the manufacture of these doors. B-5 is our standard type of inside door. This door is very attractive owing to the beautiful grain of the veneer panel.



The illustration of the barn as shown on this page is typical of what we furnish in the way of barns. We cannot attempt to meet all the different requirements in barns but our architects can make your plans and we can furnish you quotations and specifications after we know your particular needs.

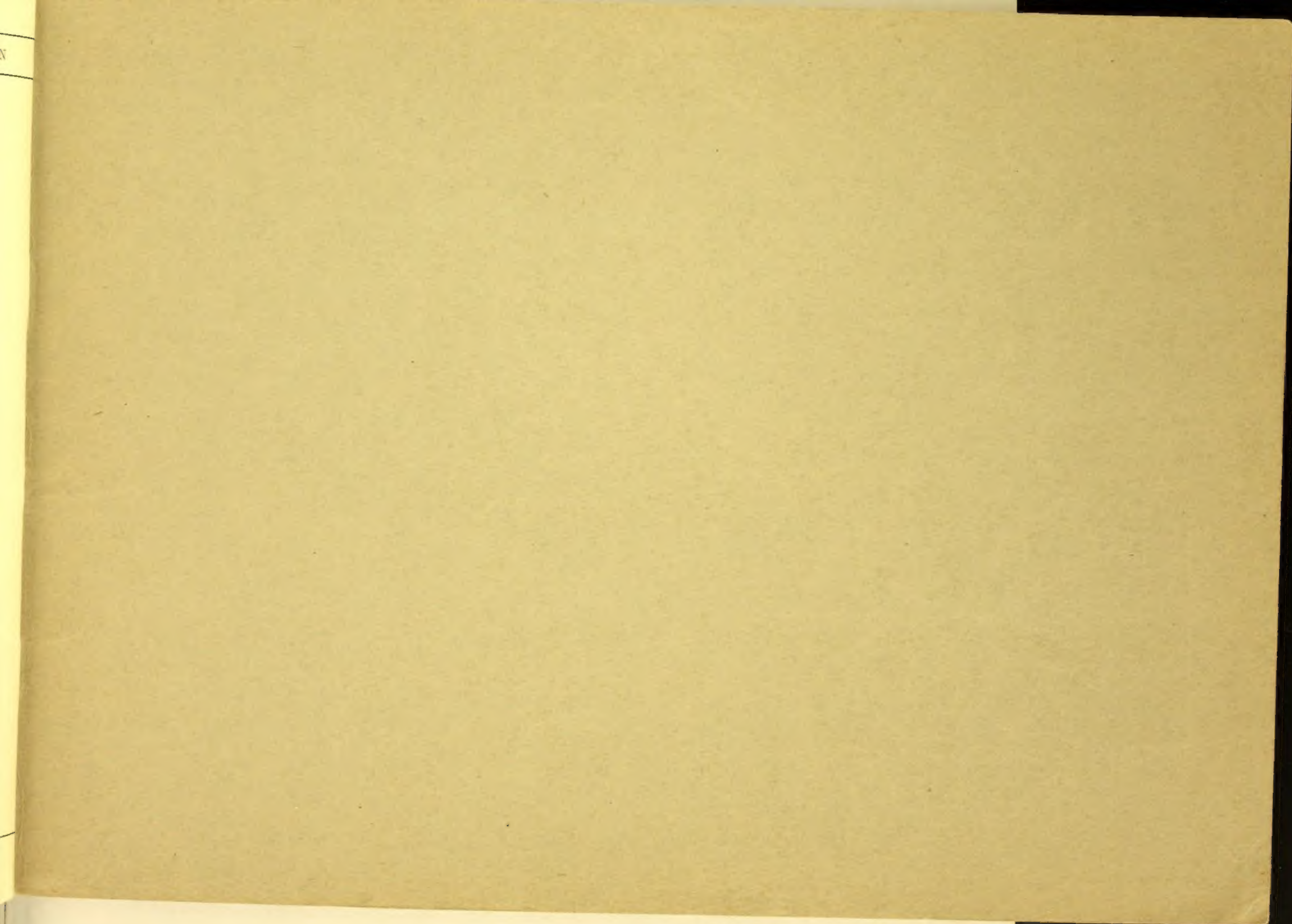
These barns are rigidly constructed of the very best grade of No. 1 fir with double truss work for rafters, heavy joists and posts, all substantial in construction and **Ready-Cut**.

Douglas fir is recognized as the strongest and most substantial framing lumber and is particularly adapted for big barns.



The above photograph shows a street of five houses erected by us in Olympia, Washington, and is typical of the beautiful homes we manufacture.

We are pleased to refer you to one of the owners, Mr. H. Anderson, 1534 Columbia Str., to whom you may write for references, or the Olympia Chamber of Commerce.



TUMWATER - 1921-22 - pop 360

BLKD	PAGE		b		c		D		PAGE	A	B	C
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13	22	17	21		5-	12-	19	23		25-0-16	41-0-16	
32	4-	20	11-	12	18-	23a	25			25-0-16	41-0-16	
38	8-	9-	15-	18	35	28b				25-0-12		
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		34	24-	20-	37					44	32	
			16b	21-								
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			31a	27-								
			31b									
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3	3	5	11	7	6	5	3	2	TUMWATER PARK TUMWATER ST ST. JOE WAY (CROSS) ALMA COURT WASHINGTON WAY GREGG COURT OLYMPIA ST.			
	(11)		(19)		(11)		(5)					